

CONTACTS:

OWNER/DEVELOPER
 JACKSON DEARBORN PARTNERS
 404 S. WELLS STREET, SUITE 400
 CHICAGO, IL 60607
 ATTN: MIKE OLMSHEAD
 P-(734) 216-2577

ENGINEER/SURVEYOR
 JR ENGINEERING, LLC
 ATTN: MIKE A. BRAMLETT
 3475 TECH CENTER DRIVE, SUITE 200
 COLORADO SPRINGS, CO 80919
 P-(719) 593-2903

DEVELOPMENT SERVICES (CAD)
 CHEROKEE METROPOLITAN DISTRICT
 6250 PALMER PARK BLVD
 COLORADO SPRINGS, CO 80915
 P-(719) 593-2900

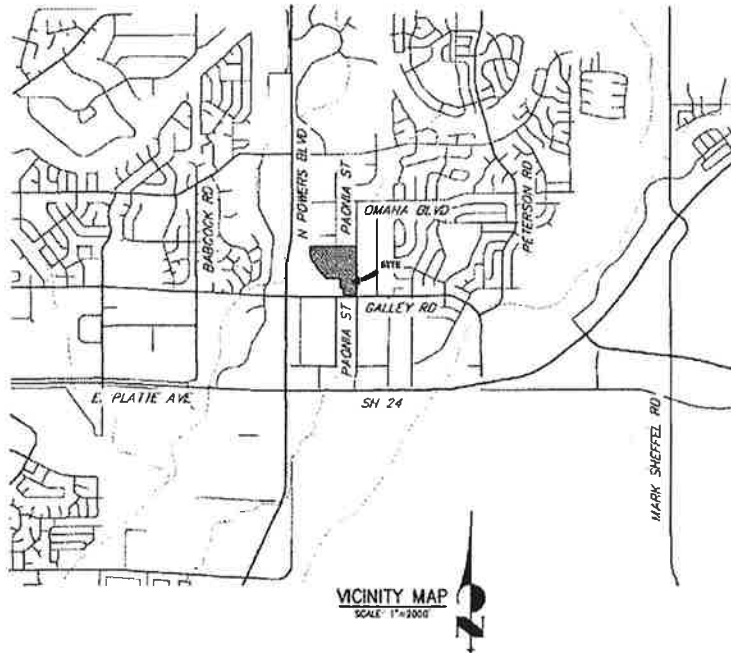
FIRE PROTECTION DISTRICT
 CIMARRON HILLS FIRE DEPARTMENT
 1835 TUSSECK PL
 COLORADO SPRINGS, CO 80915
 P-(719) 591-0920

PLANNER
 N.E.S., INC.
 615 NORTH CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80903
 P-(719) 471-0073

GEOTECHNICAL
 C.T. THOMPSON, INC.
 3170 MARK DARLING BLVD
 COLORADO SPRINGS, CO 80918
 P-(719) 529-8300

ARCHITECT
 LCM ARCHITECTS
 818 S WADSWORTH AVE, FIFTH FLOOR
 CHICAGO, IL 60605
 P-(312) 996-5306

SOLACE AT CIMARRON HILLS
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 7
 TOWNSHIP 14 SOUTH, RANG 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO
WATER DISTRIBUTION PLAN



SHEET INDEX

1	COVER SHEET
2	LEGEND AND NOTES
3-7	WATER DISTRIBUTION PLAN
8-10	DETAIL SHEETS

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA PLING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 21165" AT THE SOUTH END AND A 1" D.I.B. PIPE AT THE NORTH END, SAID LINE BEARING N00°27'47"E AS SHOWN ON SAID PLAT.

BENCHMARK

BM2 MONUMENT F.B.I. BM2 MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 600 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 60 FEET NORTH OF THE CENTERLINE OF E. PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6273.06 FEET, NAVD83.

DISTRICT MAIN EXTENSIONS

WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF 3 FEET AND A MAXIMUM OF 8 FEET OF COVER OVER THE WATER MAIN(S). ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF 8 FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE DISTRICT.

SIGNED: Dan Olson DATE: 7-14-21
 OWNER/DEVELOPER

DDA: JACKSON DEARBORN PARTNERS
 ADDRESS: 404 S. WELLS ST. CHICAGO, IL 60607

ALL HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DISTRICT'S SPECIFICATIONS
 WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

NON-RELEASABLE
 REQUIRED, DESCRIBED AS FOLLOWS:

WATER PLAN APPROVAL

SIGNED: _____ DATE: _____
 CHEROKEE METROPOLITAN DISTRICT

APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



CHEROKEE METROPOLITAN DISTRICT

WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

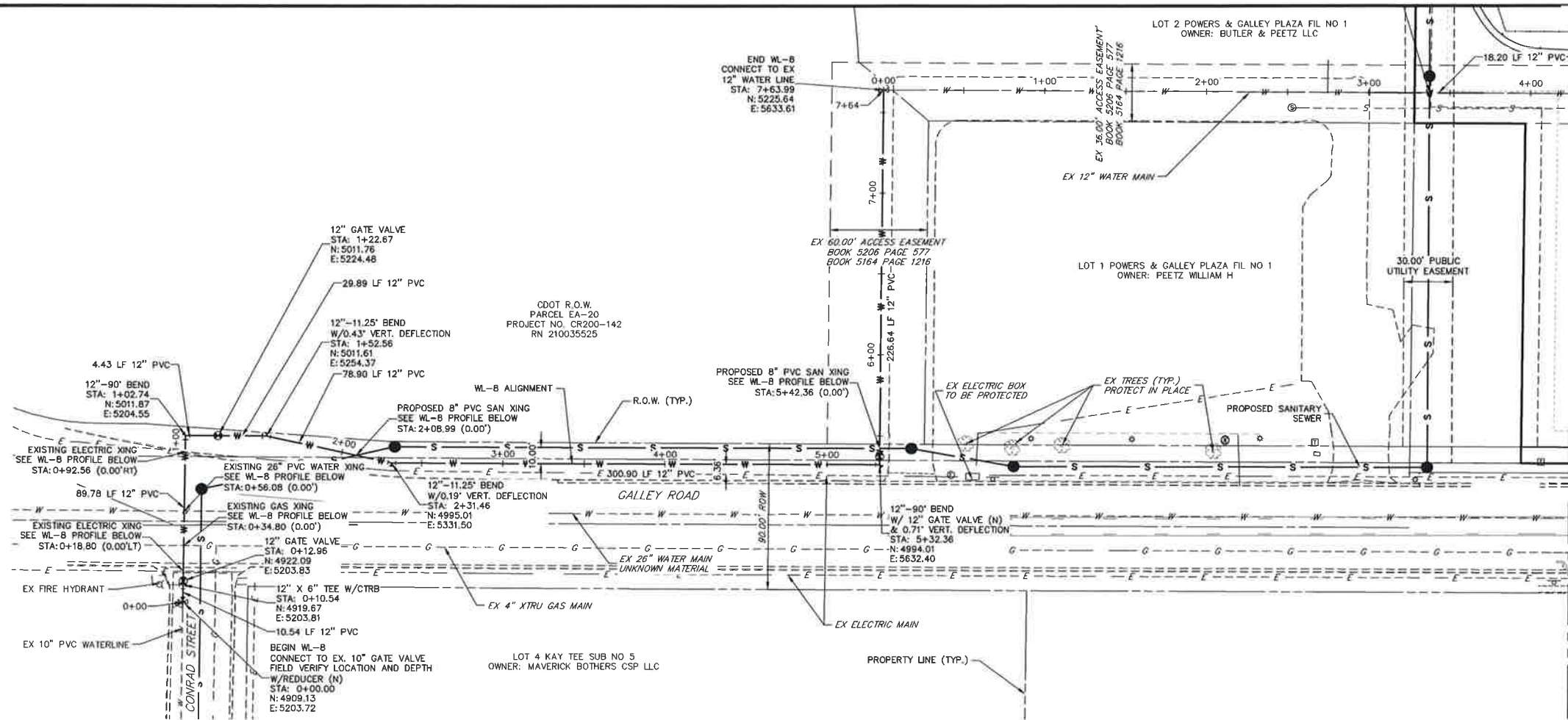
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 5524 7/14/21
 DATE

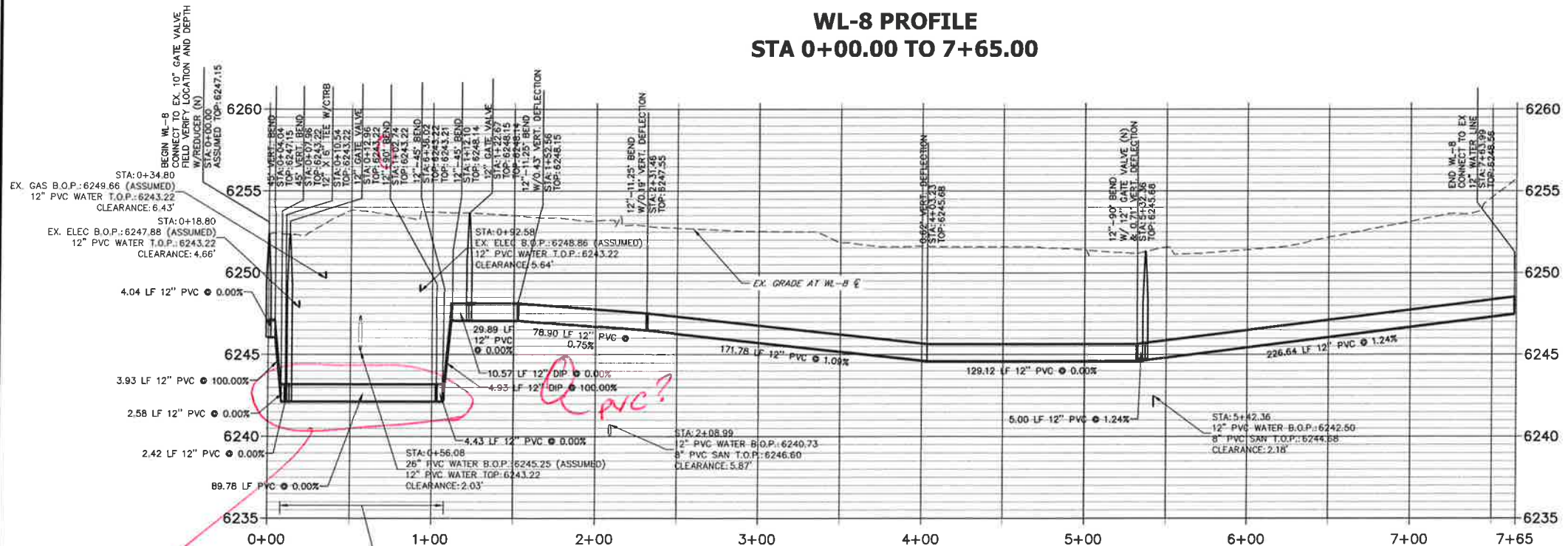
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES OF ENGINEERING AND SURVEYING ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: MIKE OLMSHEAD (734) 216-2577 DOLMISTEAD@JACKSONDEARBORN.COM
<p>JR ENGINEERING A Member Company Colorado 302-340-8838 • Colorado Stamp 79-698-269 107 Locke St • 681-8585 • www.jr-engineering.com</p>	
1" = 2000'	N/A
1" = SCALE	DATE 6/24/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	
SOLACE AT CIMARRON HILLS COVER SHEET WATER DISTRIBUTION PLAN	
SHEET	1 OF 12
JOB NO.	25174.00



SEE SHEET 4

**WL-8 PROFILE
STA 0+00.00 TO 7+65.00**

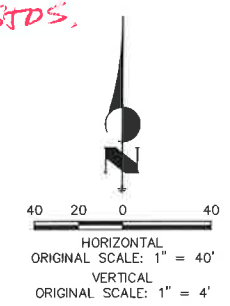


*don't combine 90° H w/ 45° Vert.
Lowering only req'd to extend 9' past CSU pipe*

GENERAL NOTES:

- FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE, SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
- ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

- WATER NOTES:**
- LOWERRINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTB) PER CSU DETAIL A10-B. ALL LOWERRINGS SHALL MEET OR EXCEED CSU CRITERIA AND DETAIL A10-B.
 - ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CSU DETAIL B1-13. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CSU DETAIL B1-13 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
 - ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CSU DETAILS A5-1, A5-2 AND A5-3.
 - ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
 - ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
 - ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
 - "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR"
 - SEE JR SANITARY SEWER PLANS FOR SANITARY SEMER DESIGN AND DETAILS.
 - SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
 - THE PROPOSED WATER LINES SHALL BE INSTALLED AT CSU STANDARD DEPTH UNLESS OTHERWISE SHOWN.
 - ALL VALVES SHALL BE INSTALLED PER CSU DETAIL A9-1.
 - ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CSU DETAIL A9-2.



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
COLORADO P.E. 32314

DATE: 7/14/21

FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEIR USE IS ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS STREET, SUITE 400
CHICAGO, IL 60607
ATTN: DAINE OLMSTEAD
(734) 216-2577
DOLMSTEAD@JACKSONDEARBORN.COM

JR ENGINEERING
A Weisman Company
General: 303-740-6888 • Colorado Springs 719-589-2583
Fort Collins 970-491-9886 • www.jrengineering.com

BY	DATE	NO.	REVISION

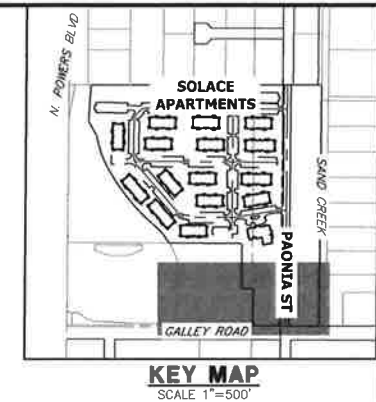
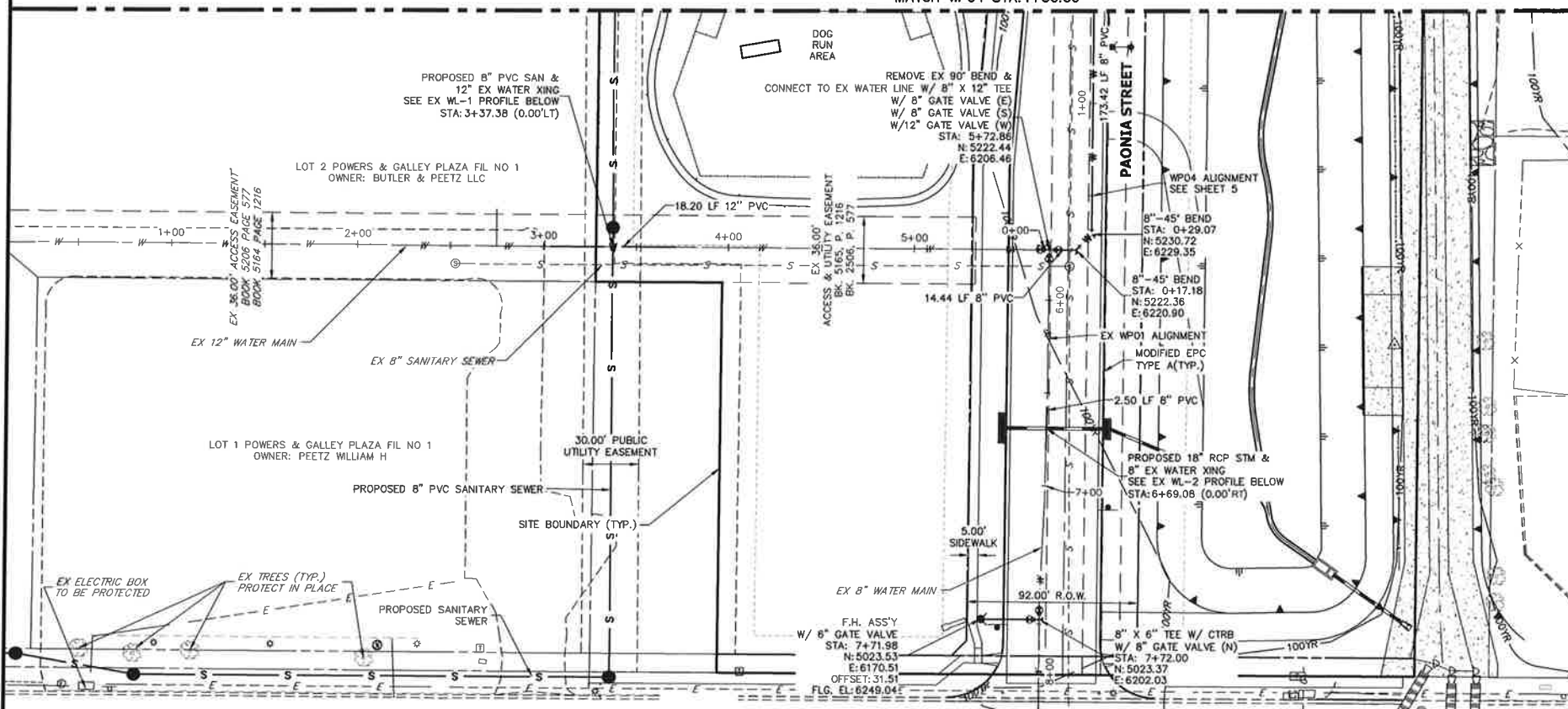
H-SCALE 1"=40'
V-SCALE 1"=4'

DESIGNED BY: APL
DRAWN BY: APL
CHECKED BY:

SOLACE AT CIMARRON HILLS
WATER DISTRIBUTION PLAN

SHEET 3 OF 12
JOB NO. 25174.00

SEE SHEET 5
MATCH WPO4 STA:1+50.00



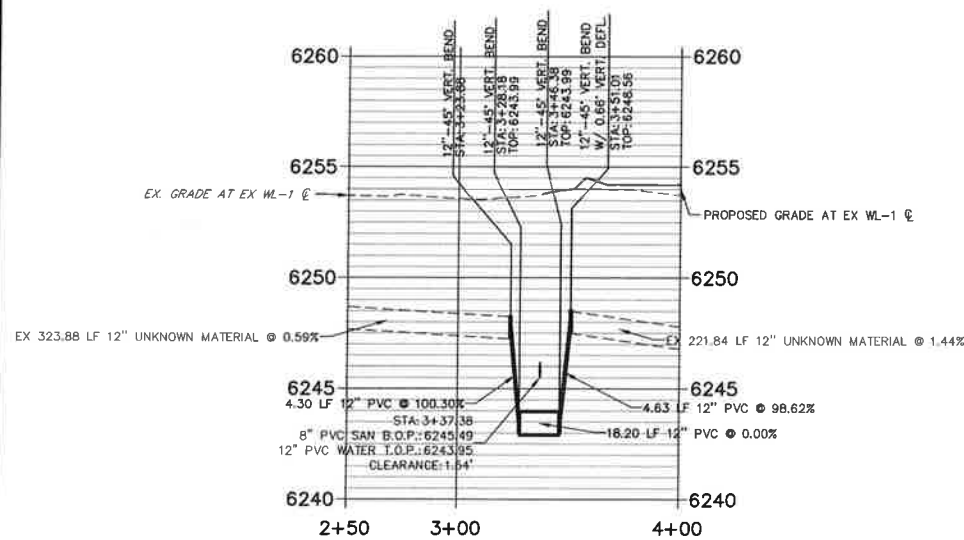
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
THESE DRAWINGS ARE APPROVED BY THE ENGINEER AND CONTRACTOR FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS STREET, SUITE 400
CHICAGO, IL 60607
ATTN: DAINE OLMSTEAD
(734) 216-2577
DOLMSTEAD@JACKSONDEARBORN.COM

PREPARED FOR
JR ENGINEERING
A Western Company
Central 303-740-9833 • Colorado Springs 719-589-2598
Fort Collins 970-491-9888 • www.jrengineering.com

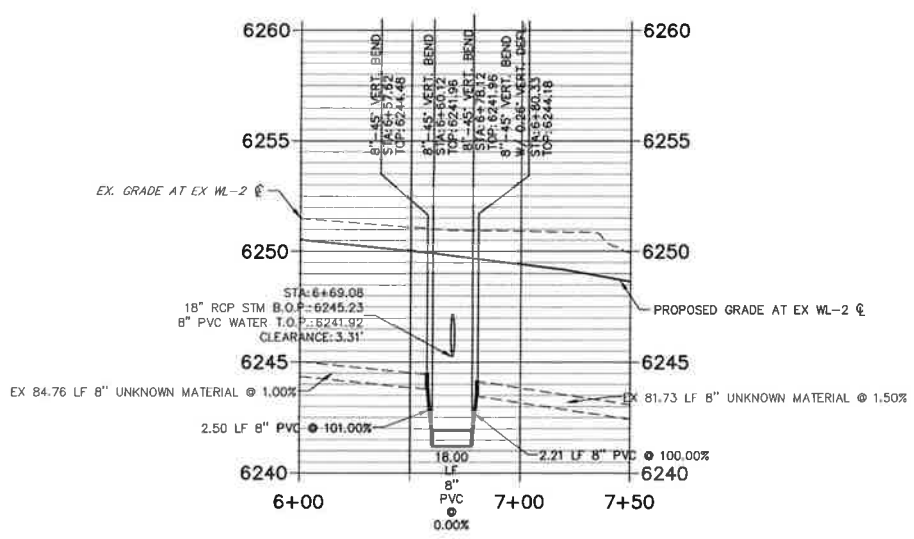
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EX WL-1 PROFILE
STA 2+50.00 TO 4+00.00



EX WL-2 PROFILE
STA 6+00.00 TO 7+50.00

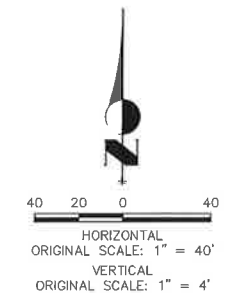


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Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
82314
7/14/21
DATE
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.

BY	DATE	REVISION

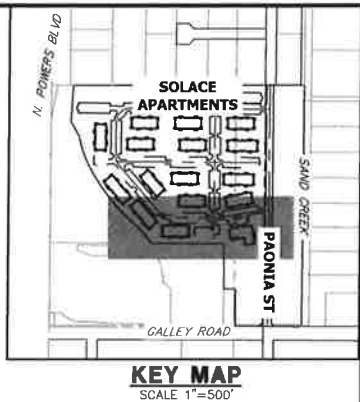
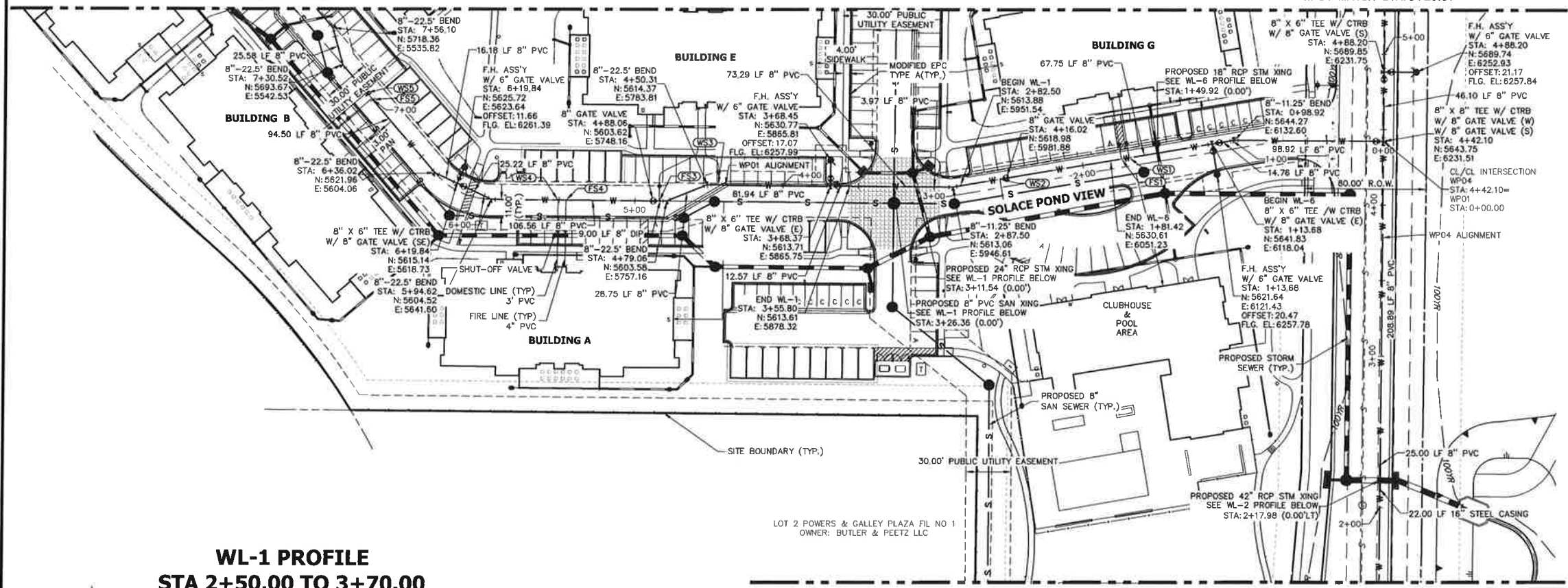
H-SCALE: 1"=40'
V-SCALE: 1"=4'
DATE: 6/24/21
DESIGNED BY: APL
DRAWN BY: APL
CHECKED BY: APL

SOLACE AT CIMARRON HILLS
WATER DISTRIBUTION PLAN

SHEET 4 OF 12
JOB NO. 25174.00

SEE SHEET 6
WP01 MATCH STA: 7+79.65

SEE SHEET 6
WP04 MATCH STA: 5+29.31

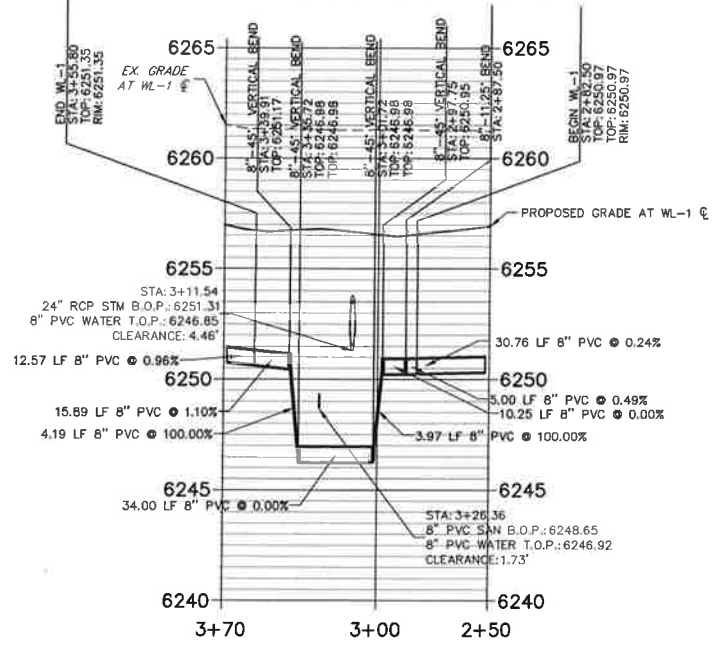


UNTIL SUCH TIME AS THESE DRAWINGS ARE REVISED OR APPROVED BY THE ENGINEER, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THESE DRAWINGS. APPROVED BY: [Signature] DATE: 7/14/21

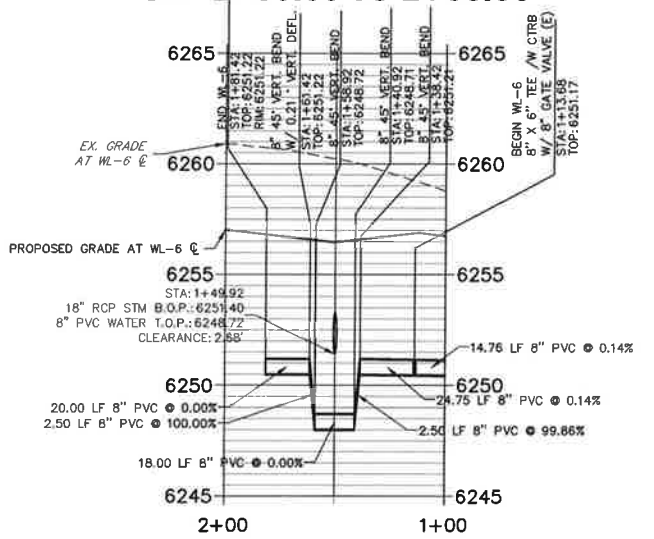
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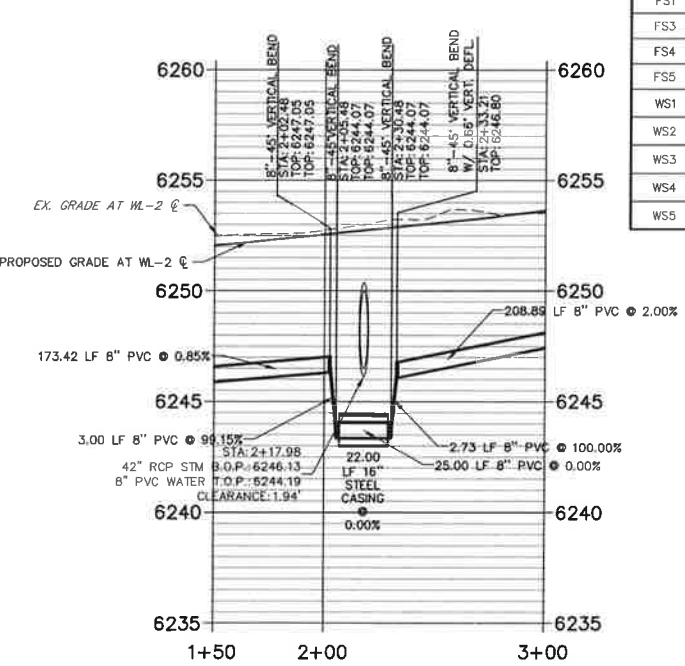
WL-1 PROFILE
STA 2+50.00 TO 3+70.00



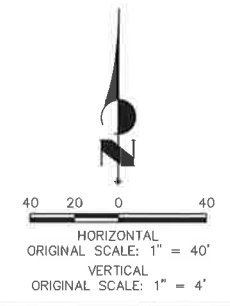
WL-6 PROFILE
STA 1+00.00 TO 2+00.00



WL-2 PROFILE
STA 1+50.00 TO 3+00.00



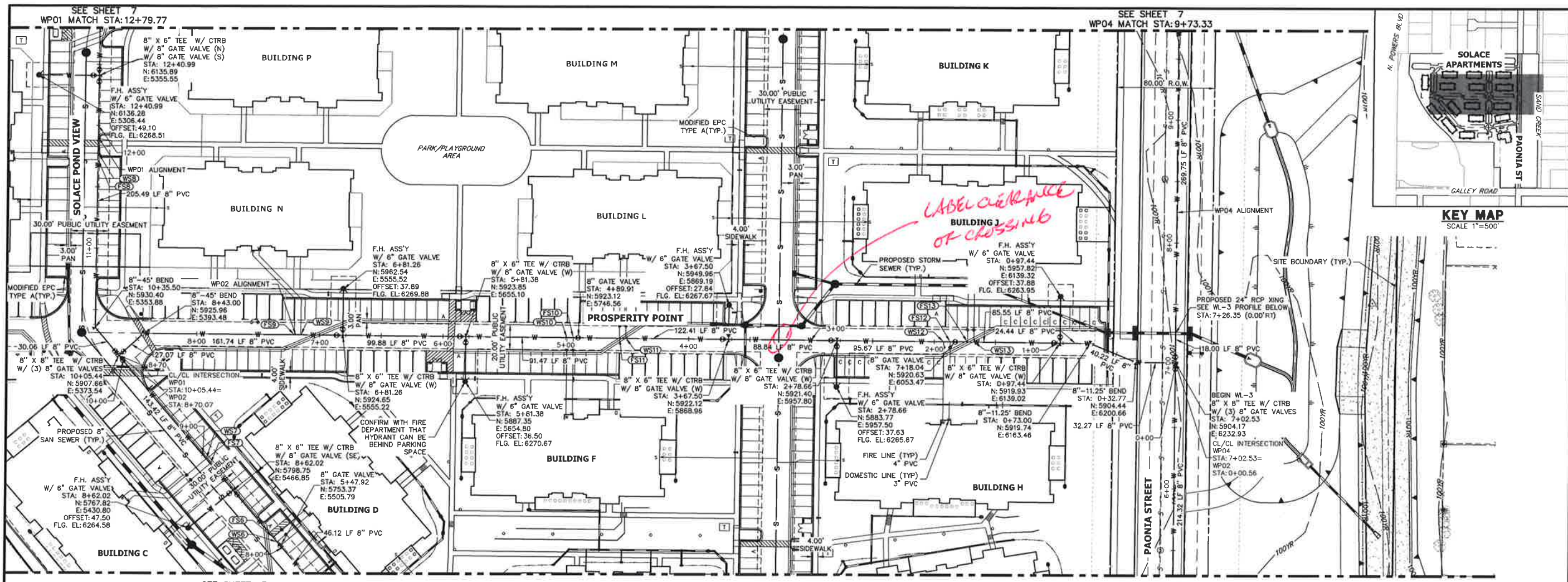
UTILITY SERVICE TABULATION				
SERVICE	STATION	ALIGNMENT	DESCRIPTION	
FS1	1+74.21	WP01	FIRE SERVICE 4" PVC	
FS3	4+84.06	WP01	FIRE SERVICE 4" PVC	
FS4	5+45.51	WP01	FIRE SERVICE 4" PVC	
FS5	7+00.00	WP01	FIRE SERVICE 4" PVC	
WS1	1+69.04	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS2	2+55.77	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS3	4+42.81	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS4	5+50.68	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS5	7+06.10	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	



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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
[Signature]
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE: 7/14/21

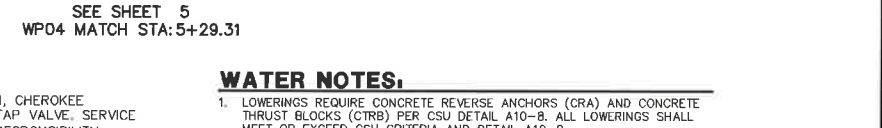
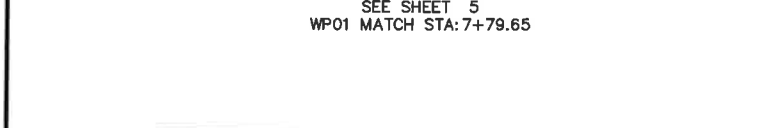
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	NO.	REVISION	BY	DATE
SOLACE AT CIMARRON HILLS									
WATER DISTRIBUTION PLAN									
SHEET 5 OF 12									
JOB NO. 25174.00									



UNLESS SHOWN OTHERWISE, THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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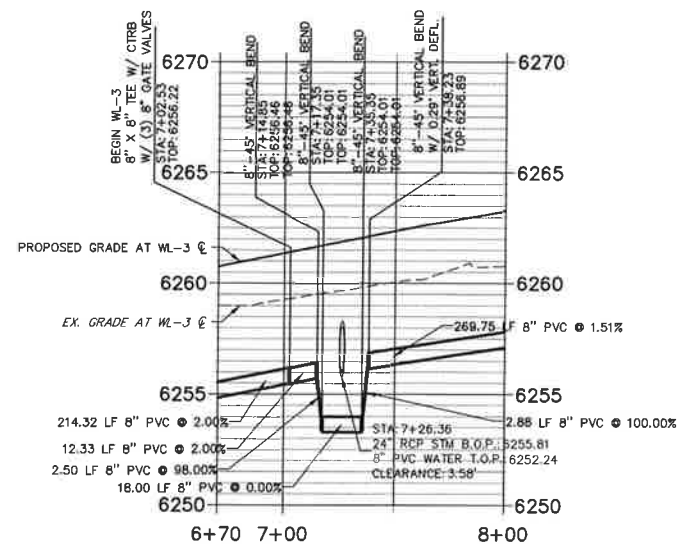


BY	DATE	NO.	REVISION

SOLACE AT CIMARRON HILLS
 WATER DISTRIBUTION PLAN
 SHEET 6 OF 12
 JOB NO. 25174.00

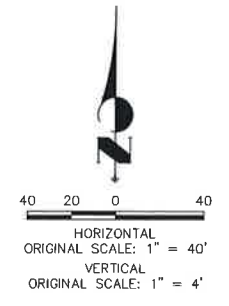
SERVICE	STATION	ALIGNMENT	DESCRIPTION
FS6	8+11.59	WP01	FIRE SERVICE 4" PVC
FS7	8+90.48	WP01	FIRE SERVICE 4" PVC
FS8	11+72.18	WP01	FIRE SERVICE 4" PVC
FS9	7+20.76	WP02	FIRE SERVICE 4" PVC
FS10	4+93.91	WP02	FIRE SERVICE 4" PVC
FS12	1+87.03	WP02	FIRE SERVICE 4" PVC
FS13	1+72.89	WP02	FIRE SERVICE 4" PVC
WS6	8+06.43	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS7	8+95.60	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS8	11+77.42	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS9	7+15.59	WP02	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS10	4+99.08	WP02	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS12	1+92.20	WP02	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS13	1+67.73	WP02	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE

**WL-3 PROFILE
 STA 6+70.00 TO 8+00.00**



- GENERAL NOTES:**
- FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 - ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.
 - NO COVERED PARKING FOUNDATIONS ALLOWED IN EASEMENT.

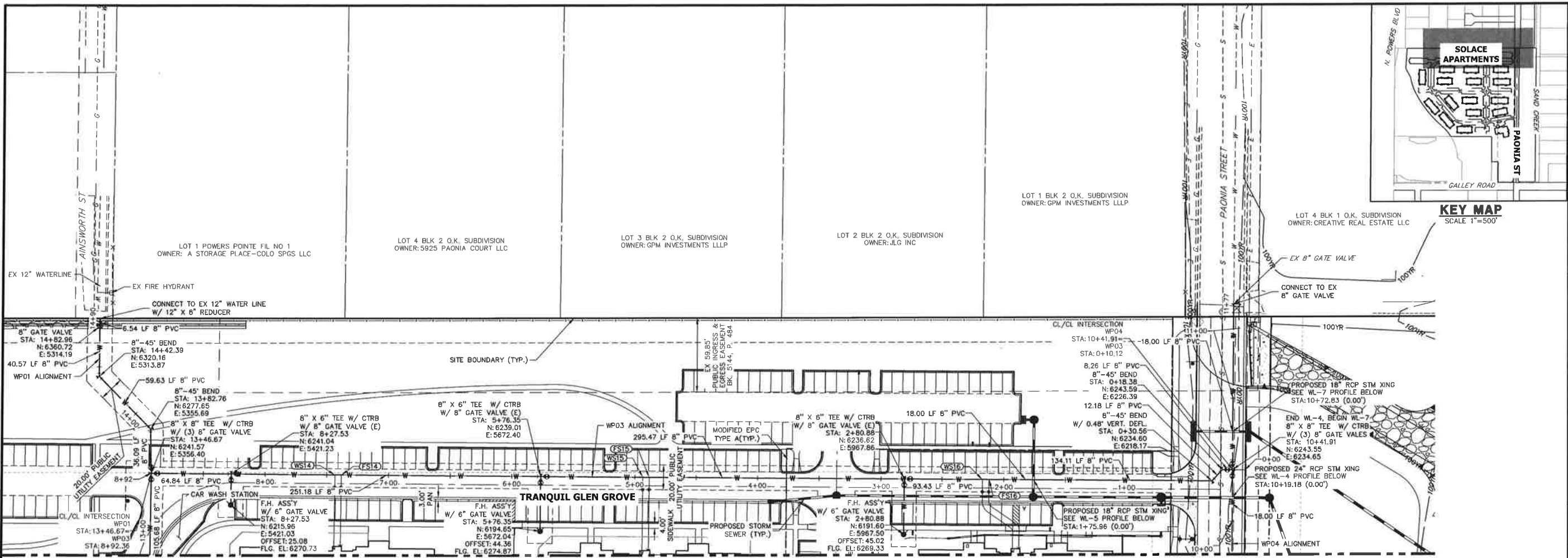
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32514
 7/14/21
 DATE
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.





UNLESS SHOWN OTHERWISE, ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. APPROPRIATE ENGINEERING AGENCIES SHALL BE CONSULTED FOR APPROVAL OF THE UTILITIES SHOWN. APPROVED FOR THE PURPOSES OF THIS PLAN BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
 404 S. WELLS STREET, SUITE 400
 CHICAGO, IL 60607
 ATTN: DANE OLMSTEAD
 (734) 216-2577
 DOLMSTEAD@JACKSONDEARBORN.COM

JR ENGINEERING
 A Westman Company
 300-740-0888 • Colorado Springs 761-582-2888
 Fort Collins 970-491-8888 • www.jrengineering.com

SEE SHEET 6
 WP01 MATCH STA: 12+79.77

SEE SHEET 6
 WP04 MATCH STA: 9+73.33

GENERAL NOTES:

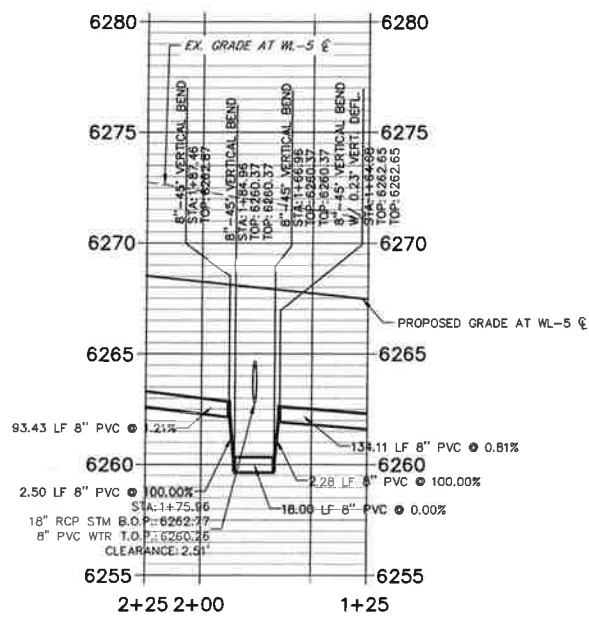
- FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
- ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

WATER NOTES:

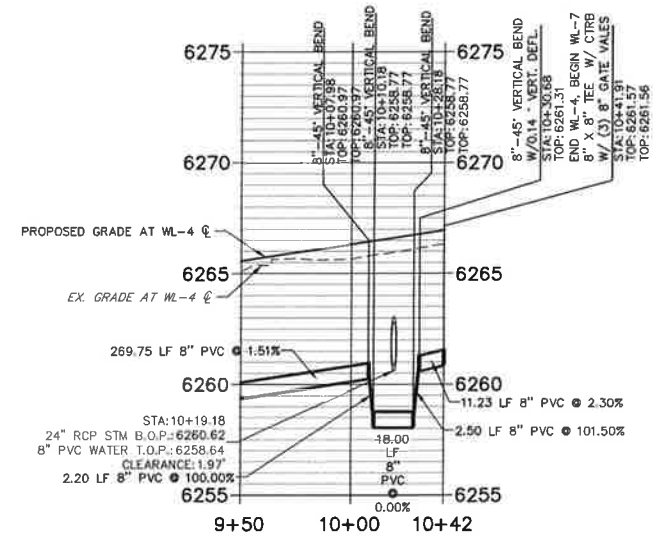
- LOWERING REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CSU DETAIL A10-B. ALL LOWERINGS SHALL MEET OR EXCEED CSU CRITERIA AND DETAIL A10-B.
- ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CSU DETAIL B1-13. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CSU DETAIL B1-13 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
- ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CSU DETAILS A5-1, A5-2 AND A5-3.
- ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
- "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR"
- SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
- SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
- THE PROPOSED WATER LINES SHALL BE INSTALLED AT CSU STANDARD DEPTH UNLESS OTHERWISE SHOWN.
- ALL VALVES SHALL BE INSTALLED PER CSU DETAIL A9-1.
- ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CSU DETAIL A9-2.

BY	DATE	NO.	REVISION

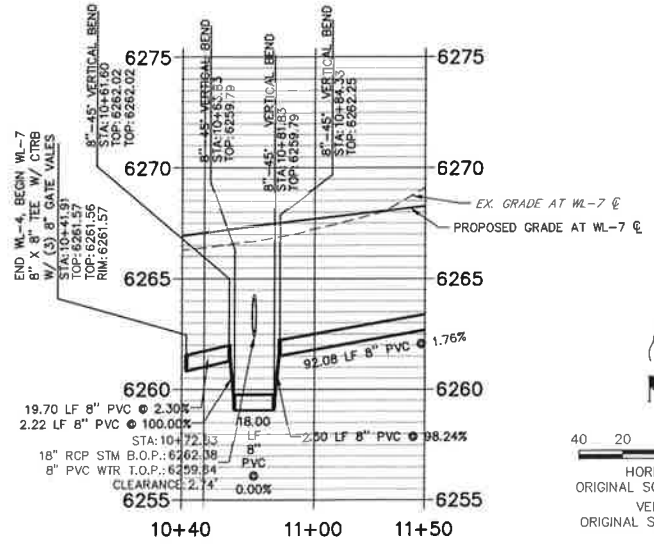
WL-5 PROFILE
 STA 1+25.00 TO 2+25.00



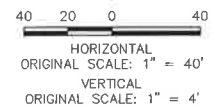
WL-4 PROFILE
 STA 9+50.00 TO 10+42.00



WL-7 PROFILE
 STA 10+40.00 TO 11+50.00



UTILITY SERVICE TABULATION			
SERVICE	STATION	ALIGNMENT	DESCRIPTION
FS14	7+38.18	WP03	FIRE SERVICE 4" PVC
FS15	4+88.32	WP03	FIRE SERVICE 4" PVC
FS16	2+11.96	WP03	FIRE SERVICE 4" PVC
WS14	7+43.35	WP03	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS15	4+93.48	WP03	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE
WS16	2+17.12	WP03	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE



ENGINEER'S STATEMENT

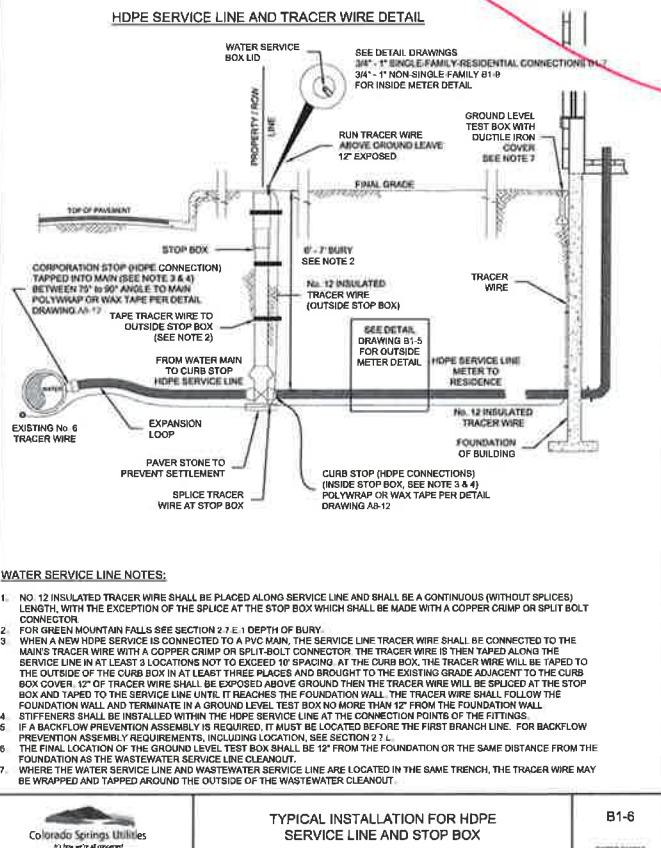
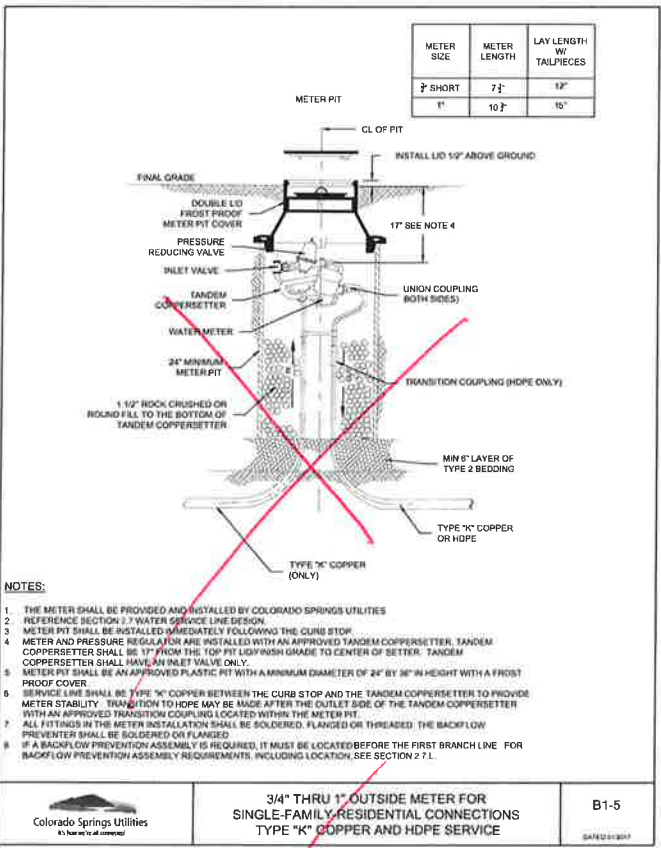
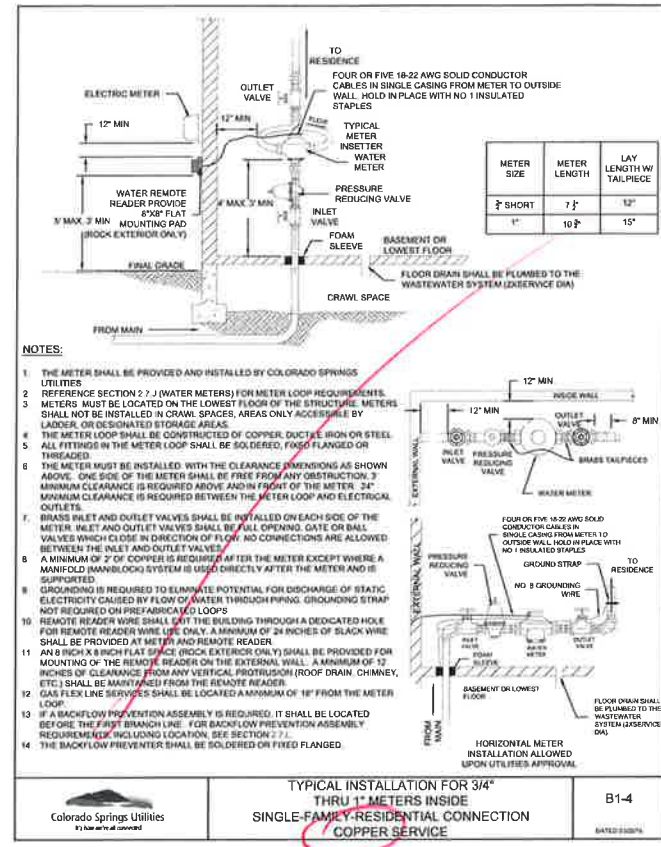
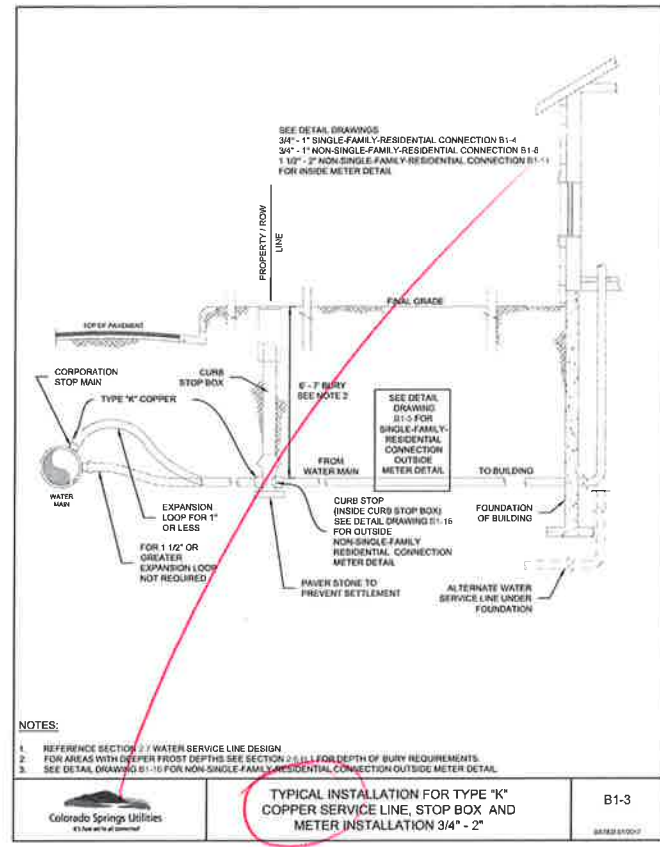
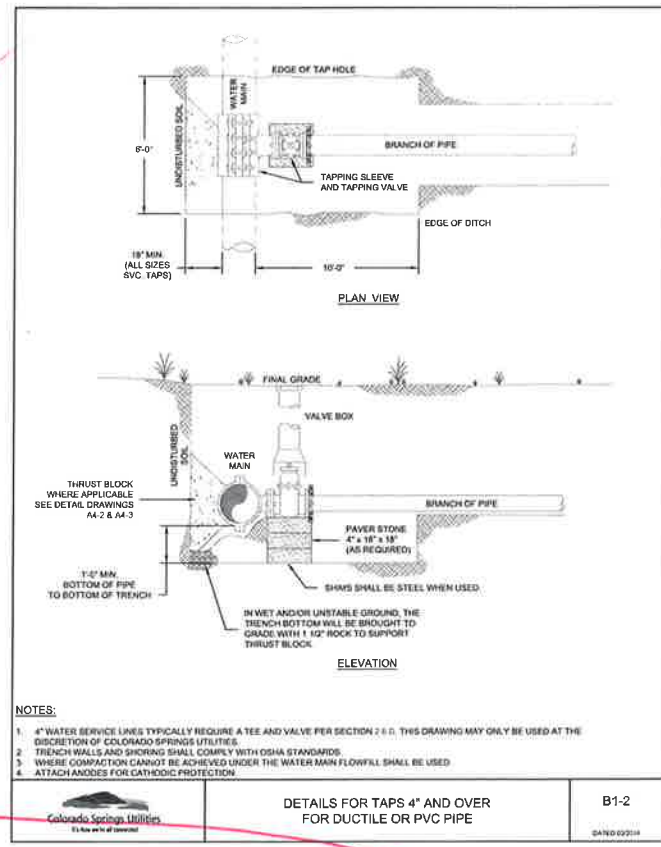
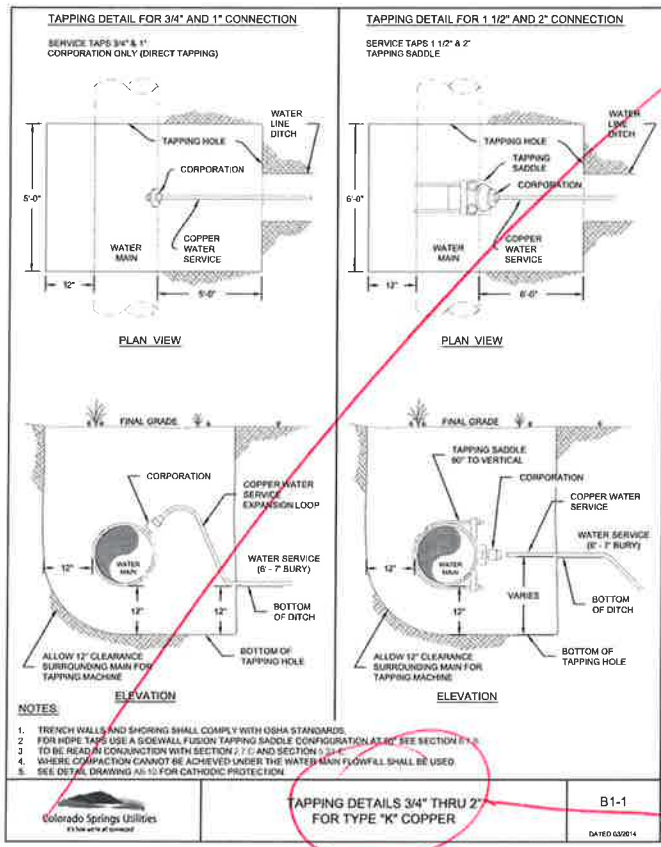
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
 82314
 DATE 7/14/21

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

SOLACE AT CIMARRON HILLS
 WATER DISTRIBUTION PLAN

SHEET 7 OF 12
 JOB NO. 25174.00



*COPPER NOT ALLOWED
USE B1-6 & CMD STD B1-11A (ON STREET 9 OR 12)*

LOCATE METERS INSIDE BLDG. MECH ROOM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY THE AUTHORIZATION.

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Fort Collins: 970-497-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				6/24/21			

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

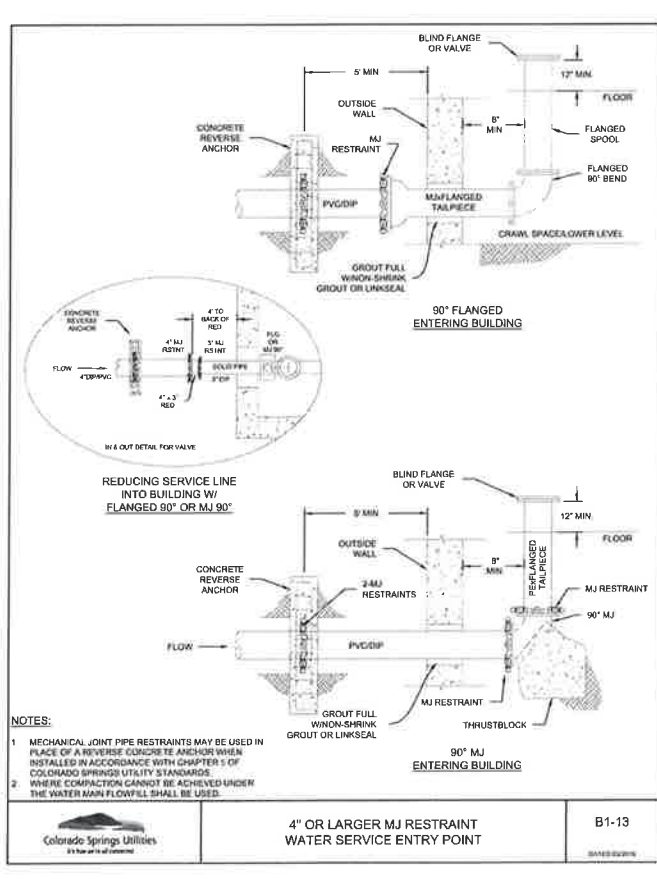
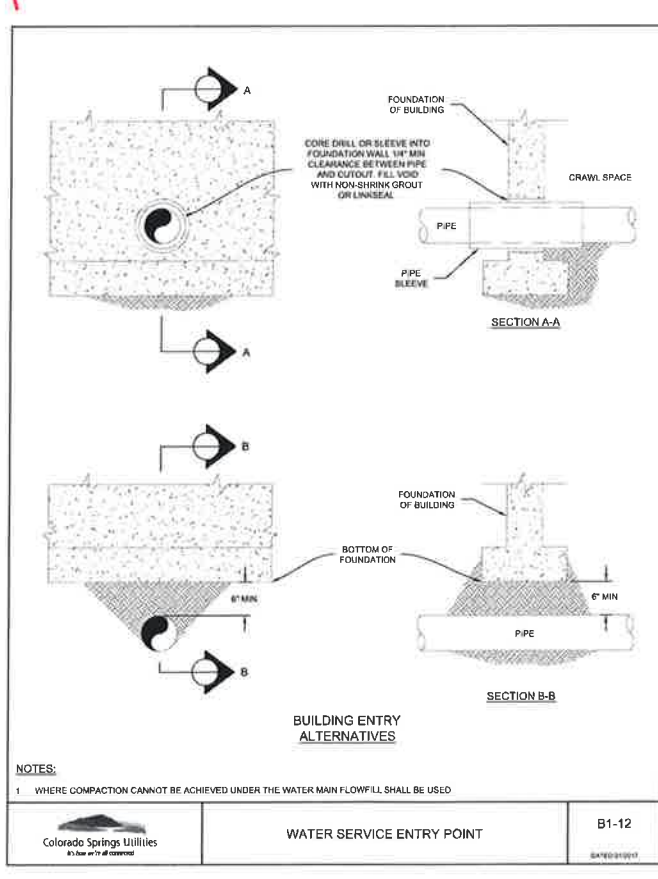
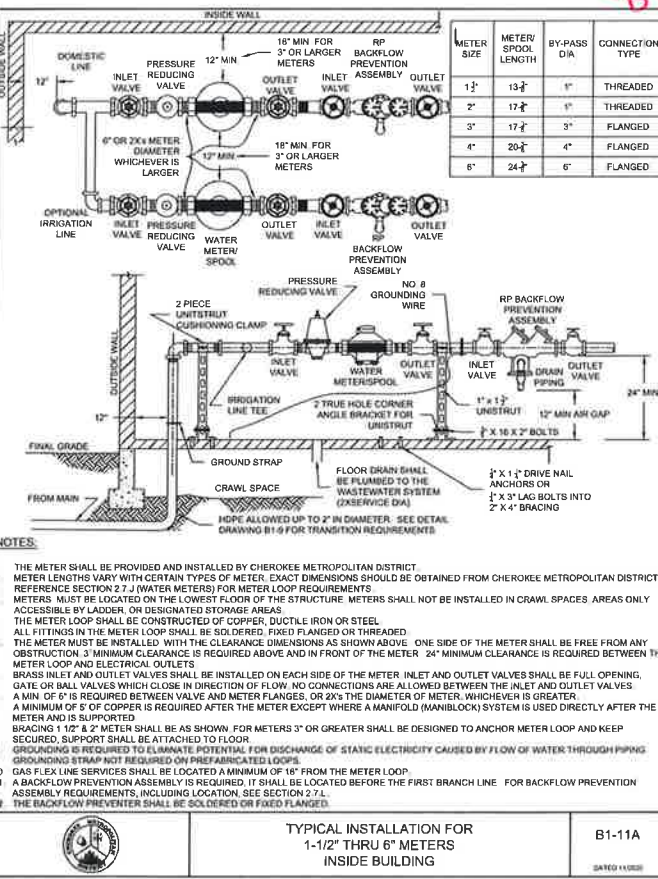
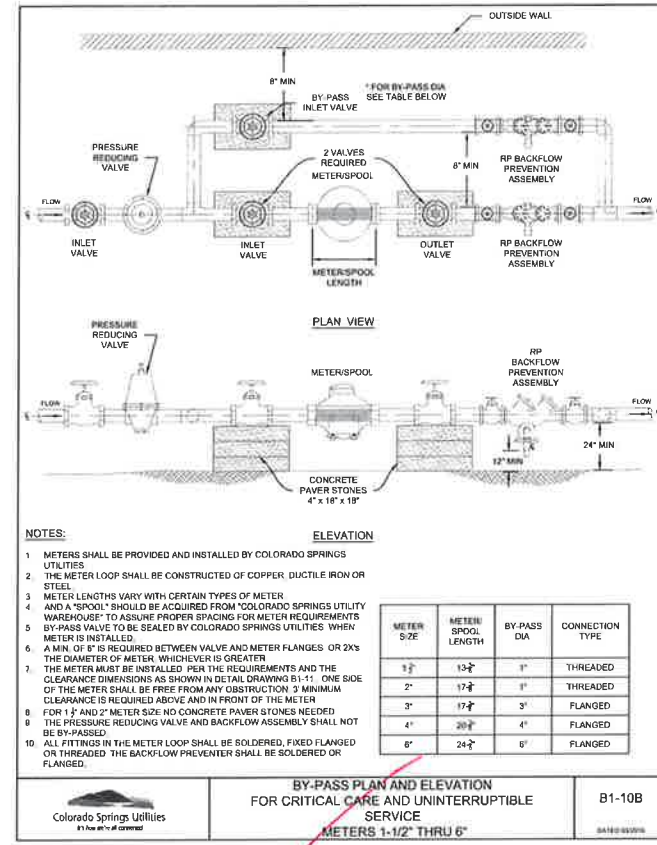
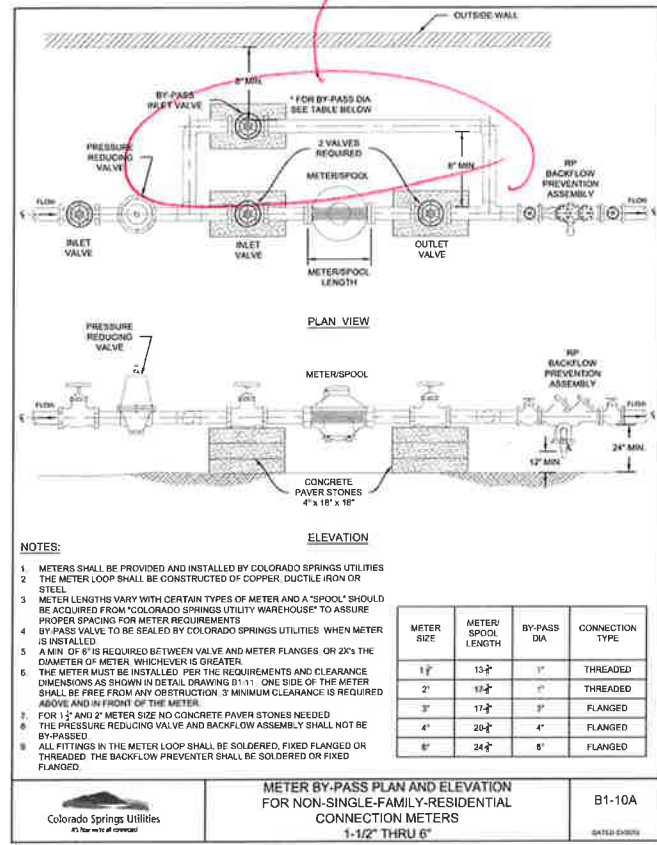
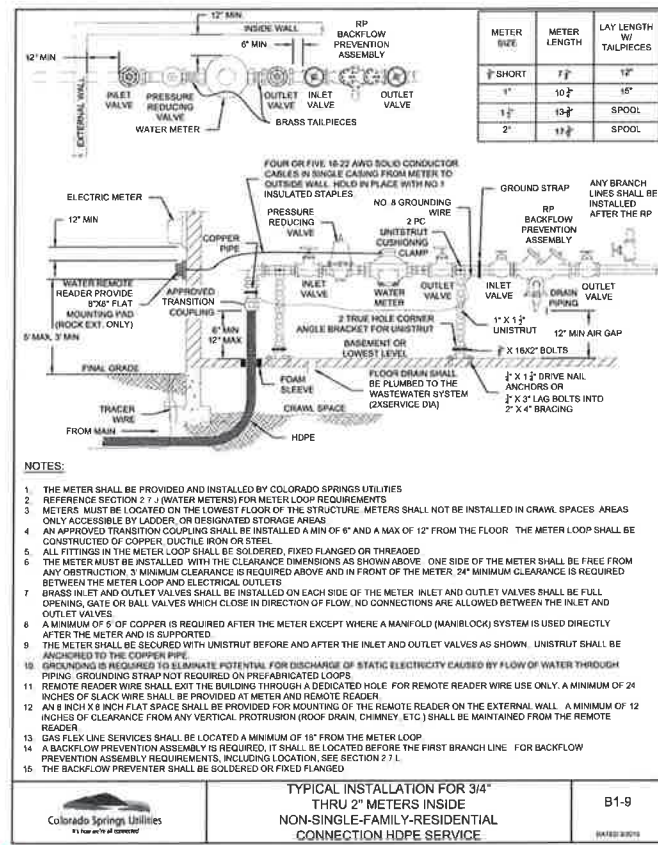
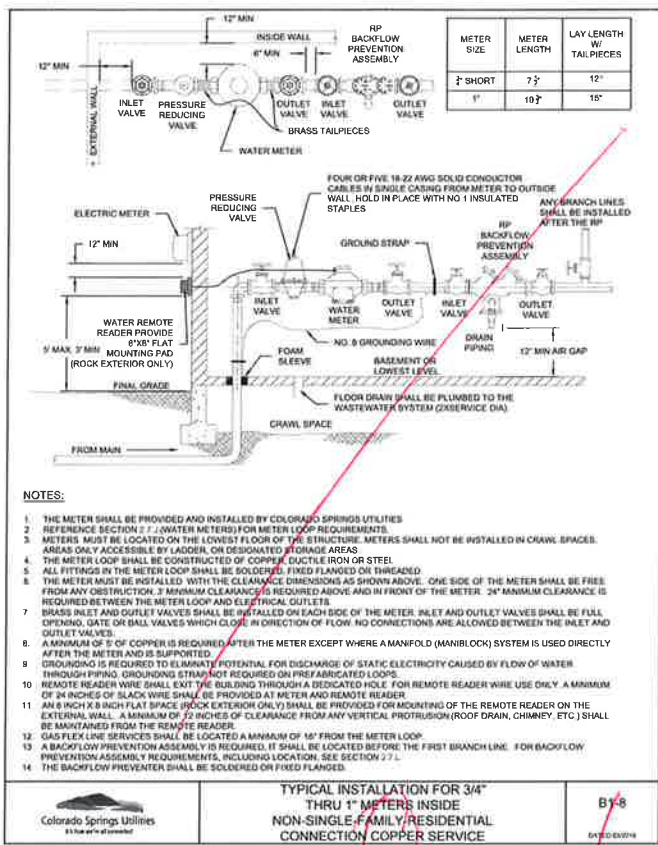
32314
DATE 7/14/21

SHEET 8 OF 12
JOB NO. 25174.00



SOLACE AT CIMARRON HILLS
DETAIL SHEETS

BY PASS NOT ALLOWED



ADD DETAIL FOR COMMERCIAL METER W/ BACK FLOW POOL BUILDINGS

NO BY PASS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES TO BE ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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 A Western Company
 California 302-747-9880 • Colorado Springs 781-583-2883
 Fort Collins 970-497-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

SOLACE AT CIMARRON HILLS
 DETAIL SHEETS

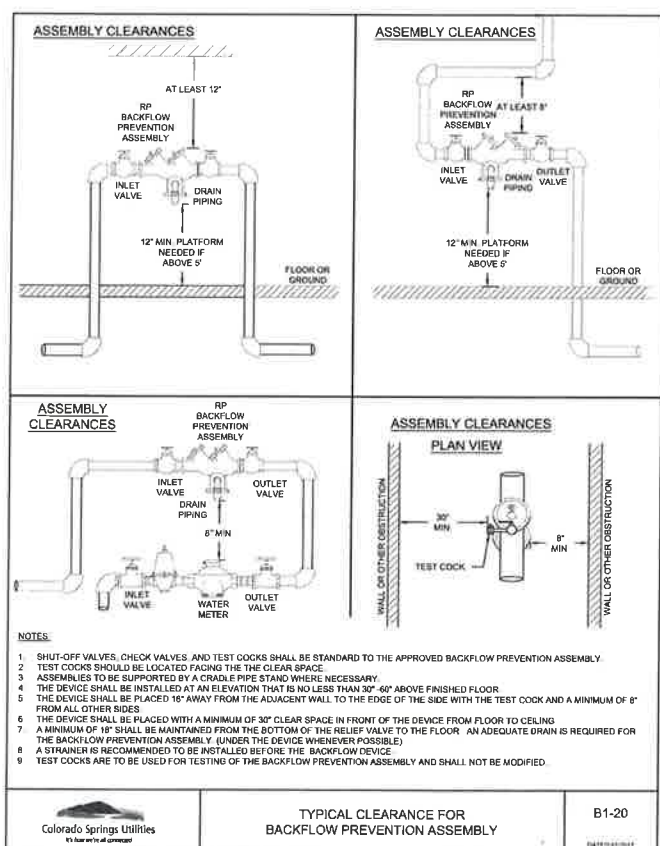
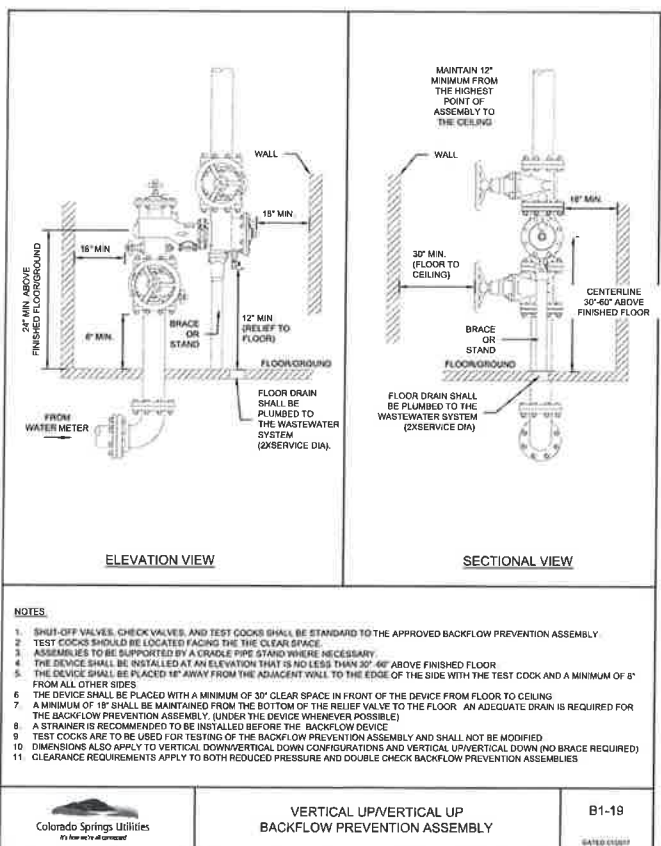
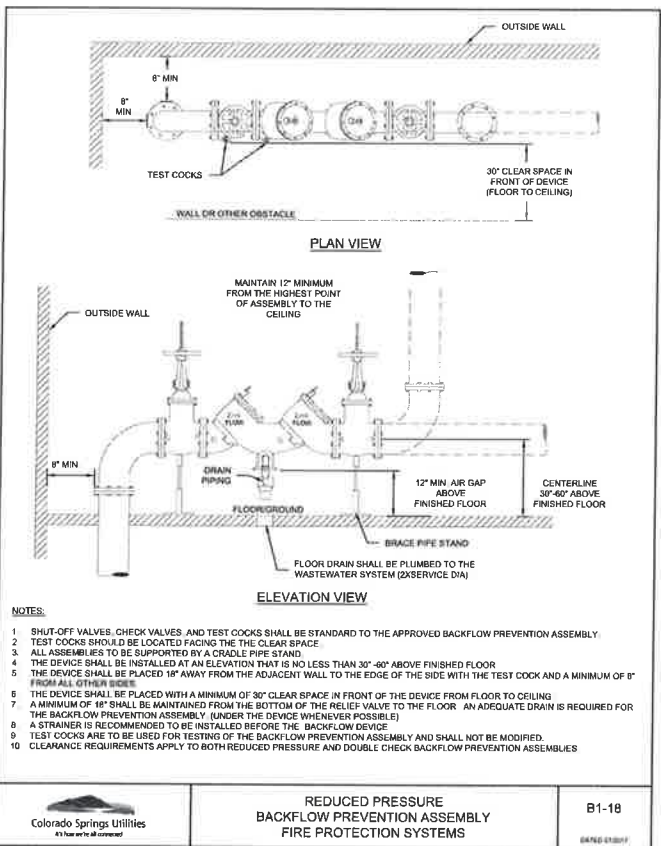
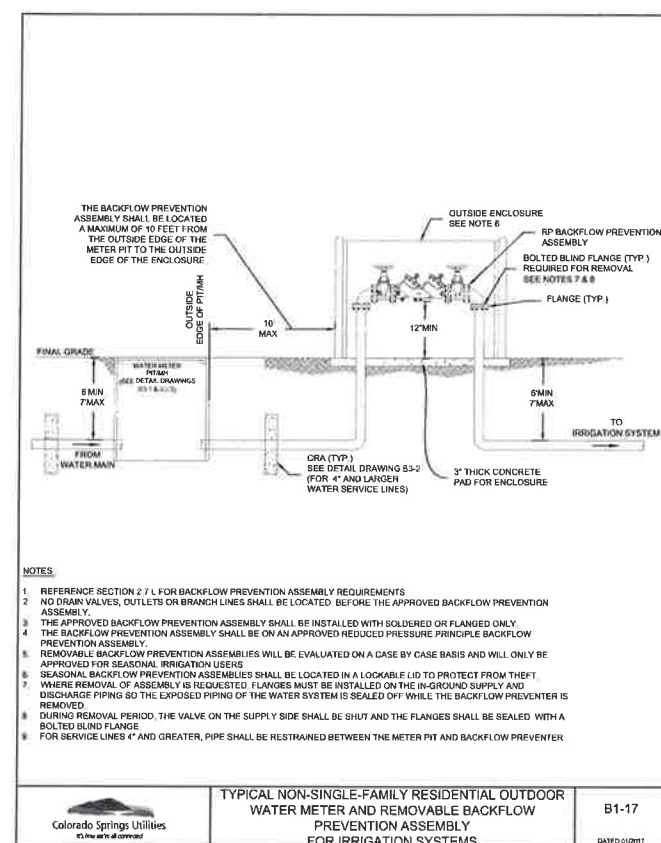
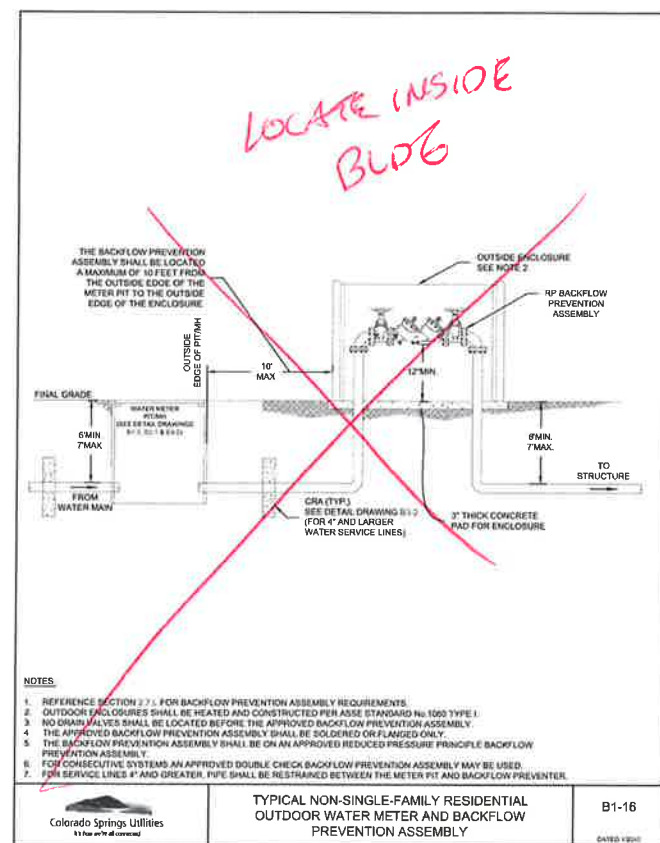
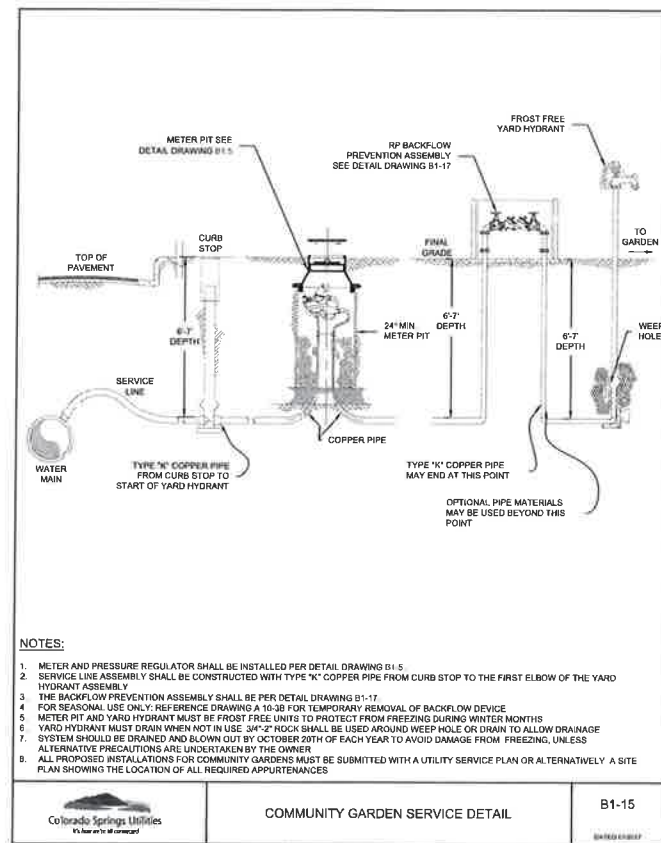
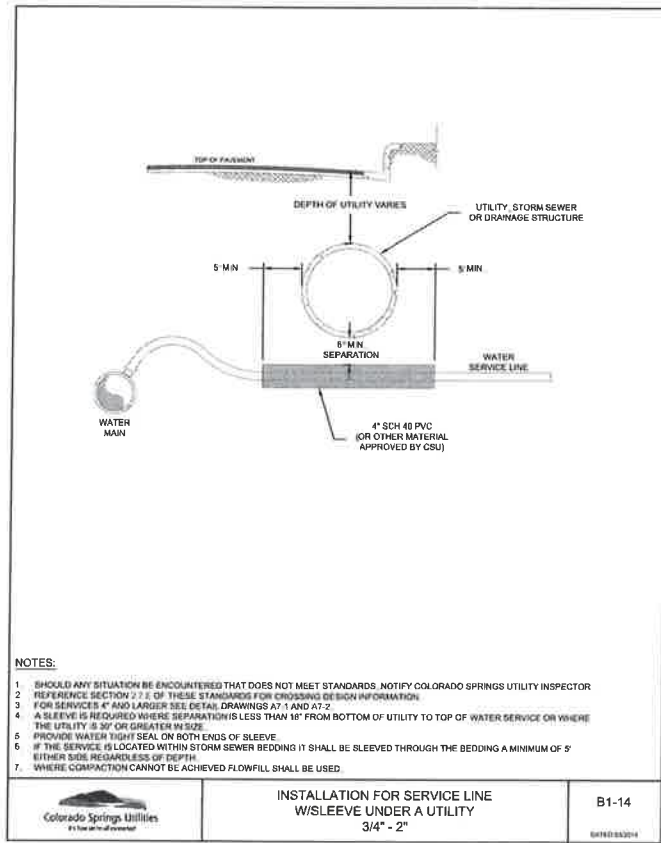
811
 Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 7/14/21

SHEET 9 OF 12
 JOB NO. 25174.00



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 92314 DATE 7/14/21

MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.

UNL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AUTHORITY APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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 Fort Collins 970-491-8888 • www.jrengineering.com

SOLACE AT CIMARRON HILLS
 DETAIL SHEETS

NO.	REVISION	BY	DATE

H-SCALE N/A
 V-SCALE N/A
 DATE 6/24/21
 DESIGNED BY APL
 DRAWN BY APL
 CHECKED BY

SHEET 10 OF 12
 JOB NO. 25174.00

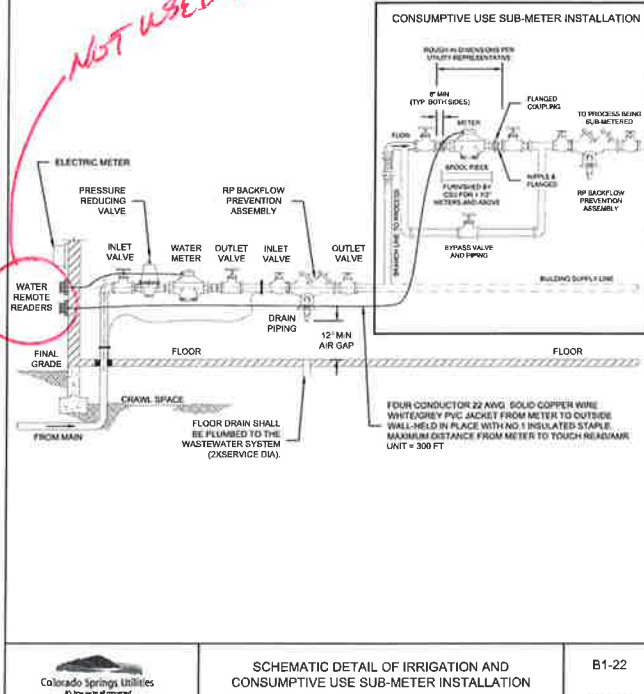
NOTES:

- THIS DRAWING IS DIAGNOSTIC AND IS INTENDED TO SHOW THE INTENT OF THE WORK IN PLUMBING PIPING TO ACCOMMODATE THE UTILITY SUBMETER.
- BACKFLOW PREVENTION:** ALL EXISTING CUAMA CUSTOMERS, AND ALL NEW CUAMA CUSTOMERS MUST INSTALL THE REQUIRED MAIN LINE CONTAINMENT BACKFLOW PREVENTION ASSEMBLY IN COMPLIANCE WITH THE CURRENT COLORADO SPRINGS UTILITIES WATER LINE EXTENSION & SERVICE STANDARDS AND CITY CODE TO ENTER REMAIN IN THE CUAMA PROGRAM. PLEASE NOTE THAT ADDITIONAL BACKFLOW PREVENTION BEYOND WHAT IS REQUIRED BY COLORADO SPRINGS UTILITIES, MAY BE REQUIRED BY REGIONAL BUILDING DEPARTMENT AND PLUMBING CODES.
- A PLUMBING PERMIT IS REQUIRED THROUGH THE REGIONAL BUILDING DEPARTMENT.
- APPROVAL OF THE SUBMETER PIPING WORK INCLUDES BOTH COLORADO SPRINGS UTILITIES AND REGIONAL BUILDING DEPARTMENT APPROVAL.
- SUBMETER LOCATION SHALL BE APPROVED BY COLORADO SPRINGS UTILITIES. LOCATION SHALL ALLOW READY ACCESS FOR INSPECTION AND REPAIR. INSTALLATION SHALL INCLUDE DEDICATED UPSTREAM AND DOWNSTREAM SHUTOFF VALVES.
- ANY AUTOMATED METER READING OR REMOTE READING PROVISIONS OF THE UTILITY SUBMETER MUST BE ACCOMMODATED. THIS MAY REQUIRE THE SUBMETER TO BE WITHIN A SPECIFIED DISTANCE OF AN EXTERIOR WALL OR OTHER REQUIREMENTS.
- METER WILL BE SET BY COLORADO SPRINGS UTILITIES PERSONNEL.
- WHERE A SUBMETER BYPASS IS CHOSEN BY THE CUSTOMER, THE FOLLOWING APPLY:
 - LOCKS NOT REQUIRED SINCE THE SUBMETER READINGS ARE USED FOR CREDIT ON THE CUSTOMER'S WASTEWATER BILL. OPENING THE BYPASS ONLY REDUCES THE CUSTOMER'S CREDIT. THEREFORE A UTILITY LOCK IS NOT REQUIRED.
 - BYPASS PIPING SHALL BE ARRANGED TO BYPASS ONLY THE UTILITY SUBMETER. BYPASS PIPING SHALL NOT BYPASS OTHER APPURTENANCES SUCH AS THE BACKFLOW PREVENTER, PRESSURE REGULATOR, OR ANY CUSTOMER METER.
 - RECOMMENDED BYPASS PIPING SIZES.

METER SIZE	BYPASS SIZE
1"	1"
1 1/2"	1"
2"	1"
3" AND LARGER	LINE SIZE

SCHEMATIC DETAIL OF IRRIGATION AND CONSUMPTIVE USE SUB-METER INSTALLATION

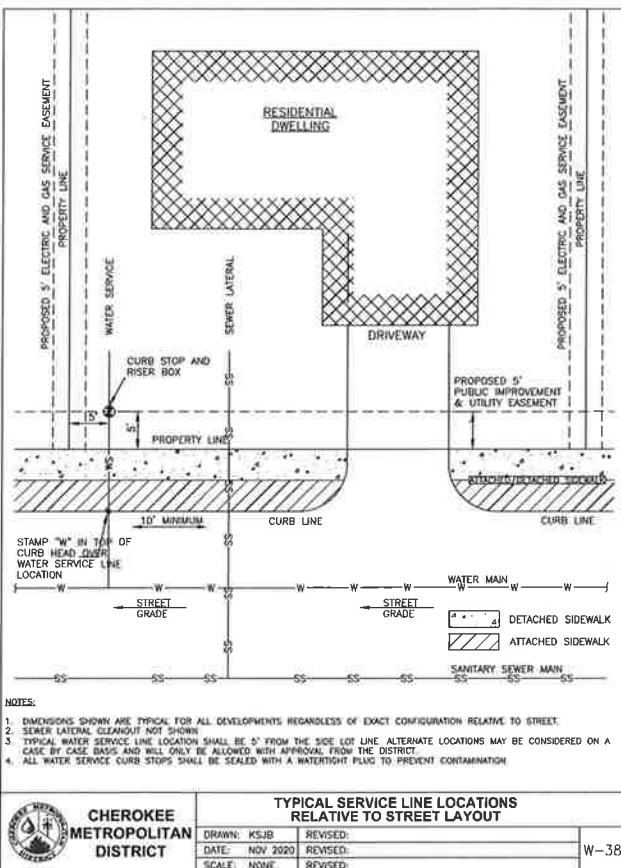
B1-21



SCHEMATIC DETAIL OF IRRIGATION AND CONSUMPTIVE USE SUB-METER INSTALLATION

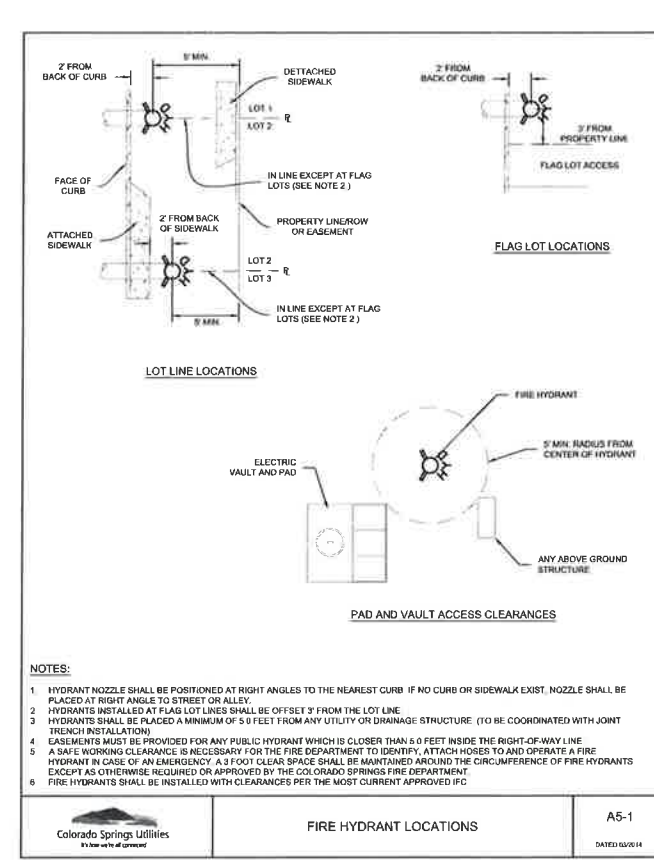
B1-22

NOT USED AT CMD



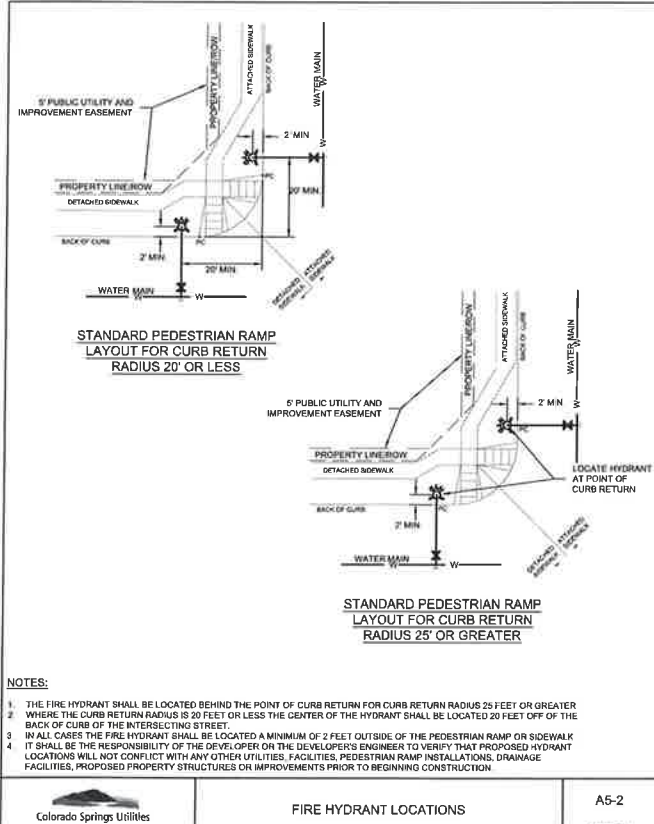
TYPICAL SERVICE LINE LOCATIONS RELATIVE TO STREET LAYOUT

W-38



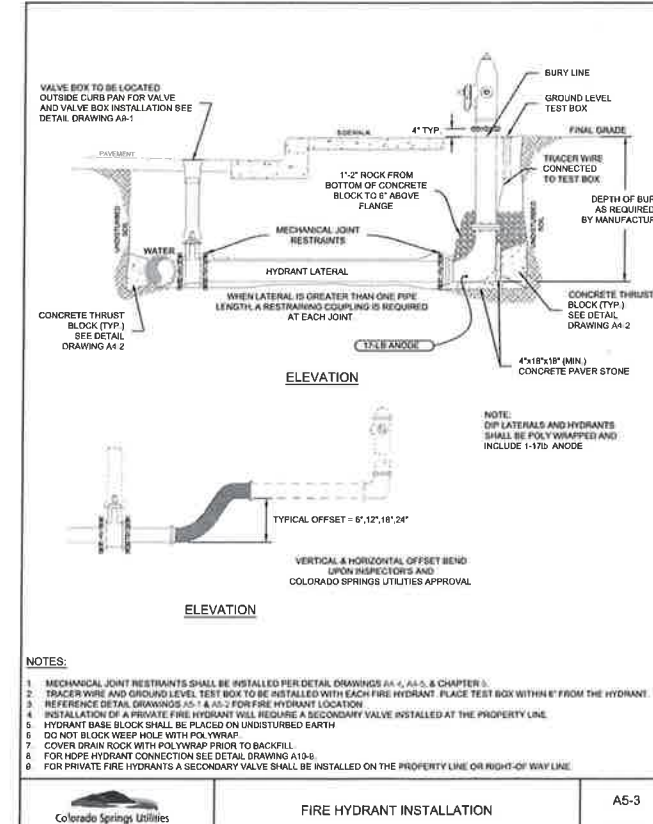
FIRE HYDRANT LOCATIONS

A5-1



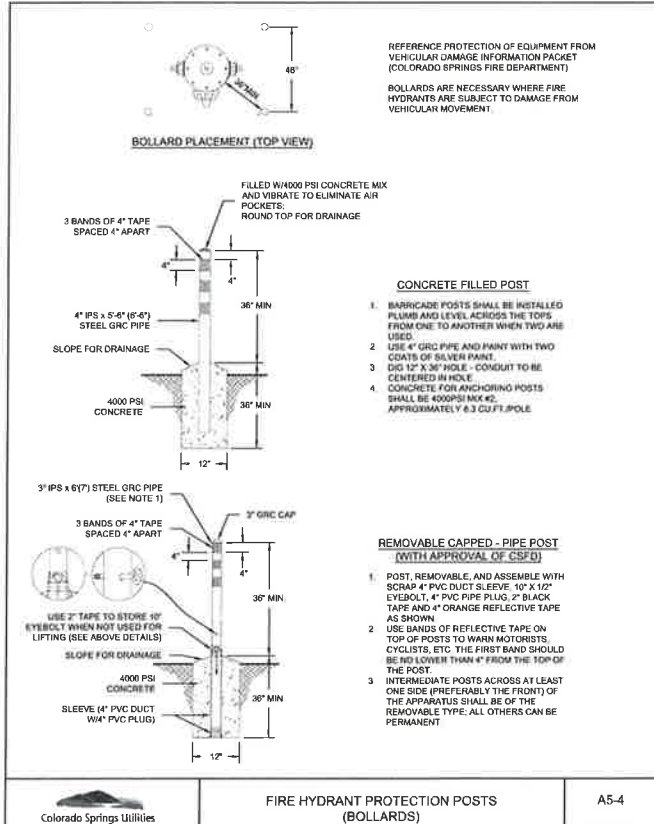
FIRE HYDRANT LOCATIONS

A5-2



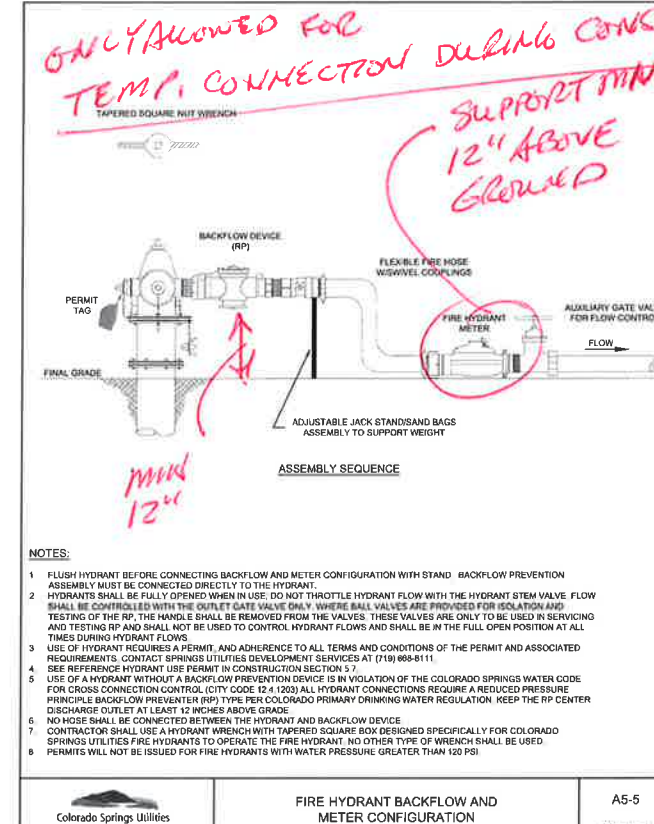
FIRE HYDRANT INSTALLATION

A5-3



FIRE HYDRANT PROTECTION POSTS (BOLLARDS)

A5-4



FIRE HYDRANT BACKFLOW AND METER CONFIGURATION

A5-5



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. 7/14/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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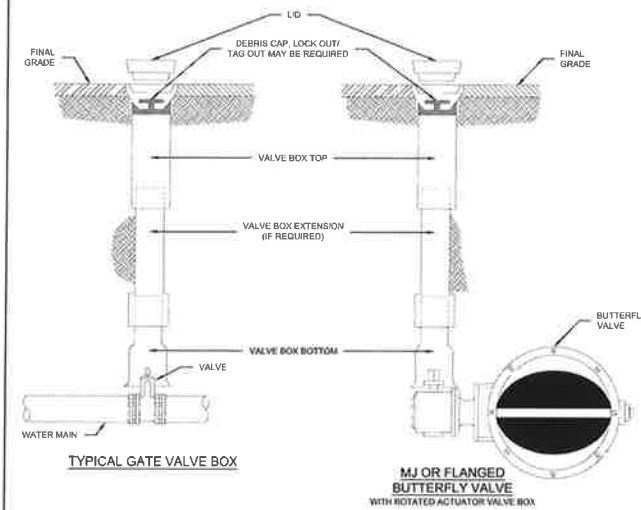
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BY	DATE	NO.	REVISION

H-SCALE: N/A
 V-SCALE: N/A
 DATE: 6/24/21
 DESIGNED BY: APL
 DRAWN BY: APL
 CHECKED BY:

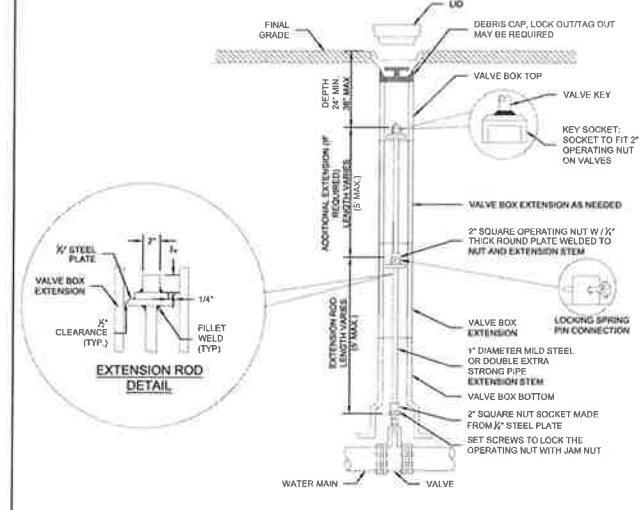
SOLACE AT CIMARRON HILLS
 DETAIL SHEETS

SHEET 11 OF 12
 JOB NO. 25174.00



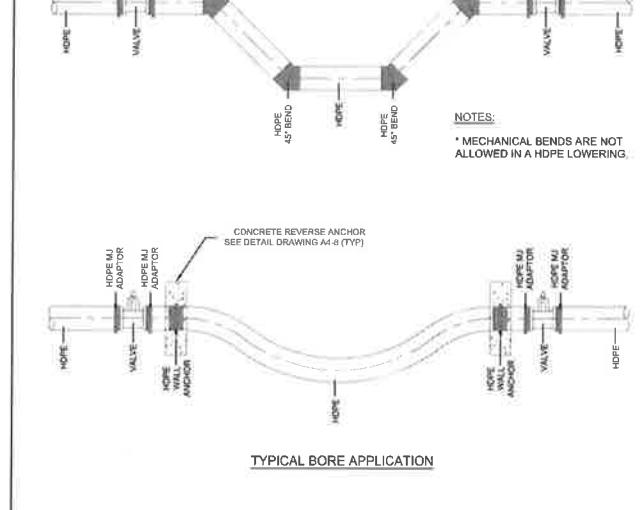
- NOTES:**
1. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK
 2. VALVE BOXES SHALL BE SLIP TYPE, PER CHAPTER 4
 3. DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS
 4. DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX
 5. FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX

Colorado Springs Utilities
VALVE BOX INSTALLATION
A9-1
DATE: 03/09



- NOTES:**
1. THIS DRAWING DEPICTS DEEP VALVE BOX INSTALLATIONS WITH EXTENSION RODS.
 2. FOR BUTTERFLY VALVES, SUPPORT GEAR CASING WITH 4"x18"x18" (MIN) CONCRETE BLOCKS
 3. REFER TO DETAIL DRAWING A9-1 FOR TYPICAL VALVE BOX INSTALLATION REQUIREMENTS.

Colorado Springs Utilities
DEEP VALVE BOX INSTALLATION WITH EXTENSION RODS FOR DEPTHS OVER 10'
A9-2
DATE: 03/09



- NOTES:**
1. FLANGED FITTINGS TO BE APPROVED BY COLORADO SPRINGS UTILITIES. FOR 18" OR LARGER HDPE PIPE USE BUTTERFLY VALVES
 2. SEE DETAIL DRAWING A10-7 FOR WALL ANCHOR DETAIL
 3. SEE DETAIL DRAWING A10-8 FOR CONCRETE REVERSE ANCHOR FOR DIMENSIONS AND SIZING.

Colorado Springs Utilities
TYPICAL INSTALLATION HDPE LOWERINGS
A10-8
DATE: 03/09



ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314
DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ARCHITECT OR ENGINEER, NO CONSTRUCTION SHALL BE PERMITTED. THESE DRAWINGS ARE APPROVED FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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Fort Collins: 970-461-8888 • www.jrengineering.com

BY	DATE	REVISION	No.	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								6/24/21	CJS	CJS	CJS

SOLACE AT CIMARRON HILLS
DETAIL SHEETS

SHEET 12 OF 12
JOB NO. 25174.00

CONTACTS:

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P=(734) 216-2577

ENGINEER/SURVEYOR JR ENGINEERING, LLC
ATTN: MIKE A. BRAMLETT
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
P=(719) 593-2593

DEVELOPMENT SERVICES (CMD) CHEROKEE METROPOLITAN DISTRICT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
P=(719) 597-5080

FIRE PROTECTION DISTRICT CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
P=(719) 591-0960

PLANNER N.E.S., INC.
819 NORTH CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
P=(719) 471-0073

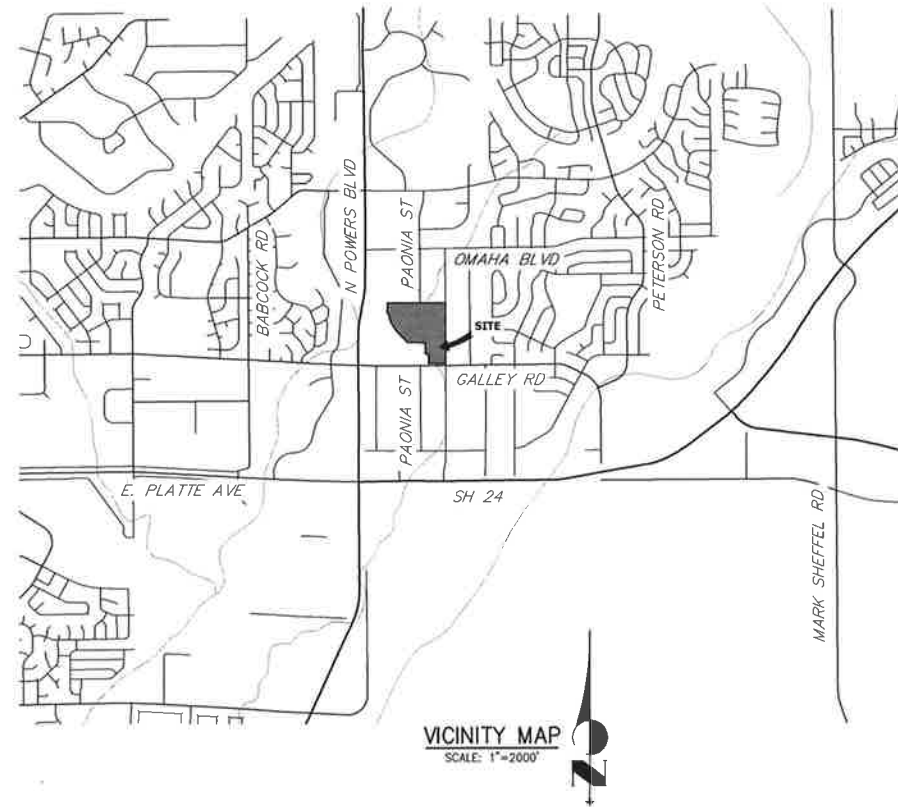
GEOTECHNICAL CIL THOMPSON, INC
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
P=(719) 528-8300

ARCHITECT LCM ARCHITECTS
819 S WABASH AVE, FIFTH FLOOR
CHICAGO, IL 60605
P=(312) 995-5305

SOLACE AT CIMARRON HILLS

**SITUATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO**

SANITARY SEWER PLAN AND PROFILE



SHEET INDEX

1	COVER SHEET
2	LEGEND
3-6	SANITARY SEWER PLAN AND PROFILE
7	DETAIL SHEET

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING N00°27'47"E AS SHOWN ON SAID PLAT.

BENCHMARK

FIMS MONUMENT FB1, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 900 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF E PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.66 FEET, NAVD88.

CHEROKEE METROPOLITAN DISTRICT
WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
S2314 7/14/21
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES FOR THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
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J-R ENGINEERING
A Weisman Company
Central 303-740-9883 • Colorado Springs 719-589-2583
Fort Collins 970-461-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=2000'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	3/12/21	APL	APL	

SOLACE AT CIMARRON HILLS
COVER SHEET
SANITARY SEWER PLAN AND PROFILE

SHEET 1 OF 7
JOB NO. 25174.00

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	---	---
TREE - DECIDUOUS	---	---
SHRUB/BUSH	---	---
SHRUBS AND BUSHES	---	---
IRRIGATION BOX	---	---
IRRIGATION SPRINKLER	---	---
IRRIGATION VALVE	---	---
BOLLARD	---	---
FLAGPOLE	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	⊠	⊠
AREA INLET - SQUARE	⊠	⊠
AREA INLET - ROUND	⊙	●
FLARED END SECTION	⊠	⊠
RIPRAP	⊠	⊠
SANITARY SEWER		
LINE MARKER	Mr S ^o	
SERVICE MARKER	△	
CLEAN-OUT	⊙	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊙	
FIRE CONNECTION	⊙	
MANHOLE	⊙	●
BEND	⊠	⊠
BLOW-OFF VALVE	⊠	⊠
WELL	⊙	●
METER	⊙	●
VALVE	⊠	⊠
REDUCER	⊠	⊠
THRUST BLOCK	⊠	⊠
CROSS	⊠	⊠
PLUG W/ THRUST BLOCK	⊠	⊠
TEE	⊠	⊠
REVERSE ANCHOR	⊠	⊠
ANODE	⊠	⊠
AIR & VACUUM VALVE ASSEMBLY	⊠	⊠
TRANSMISSION BLOW-OFF ASSEMBLY	⊠	⊠
GAS LINE		
MARKER	Mr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊠	⊠
PLUG	⊠	⊠
TEE	⊠	⊠
DRY UTILITIES		
CABLE TV MARKER	Mr TV ^o	
CABLE TELEVISION PEDESTAL	⊠	
ELECTRIC MARKER	Mr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊠	
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mr FO ^o	
IRRIGATION PEDESTAL	⊠	
TELEPHONE MARKER	Mr T ^o	
TELEPHONE PEDESTAL	⊠	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙	●
TEST HOLE DESIGNATOR	⊙	●

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	⊙
BRASS CAP - FOUND	⊙
BENCHMARK - FOUND	⊙
CROSS - FOUND	⊙
MONUMENT - SET	⊙
MONUMENT - FOUND (DEFAULT)	⊙
MONUMENT - FOUND (ALTERNATE 1)	⊙
MONUMENT - FOUND (ALTERNATE 2)	⊙
MONUMENT - FOUND (ALTERNATE 3)	⊙
MONUMENT - FOUND (ALTERNATE 4)	⊙
MONUMENT - FOUND (ALTERNATE 5)	⊙
MONUMENT - FOUND (ALTERNATE 6)	⊙
MONUMENT - FOUND (ALTERNATE 7)	⊙
NAIL & WASHER - FOUND	⊙
PANEL - FOUND	⊙
PK NAIL - FOUND	⊙
ROW MONUMENT - FOUND	⊙
ROW MARKER - FOUND	⊙
SECTION CORNER - FOUND	⊙
SECTION CORNER - SET	⊙
QUARTER-SECTION CORNER - FOUND	⊙
QUARTER-SECTION CORNER - SET	⊙
SECTION CENTER - FOUND	⊙
SECTION CENTER - FOUND	⊙
CONTROL/TRVERSE POINT - SET	⊙

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER	⊙	⊙
TRAFFIC SIGNAL BOX	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
TRAFFIC SIGNAL BARRICADE	⊙	⊙
GUARD RAIL POST	⊙	⊙
IMPACT ATTENUATOR	⊙	⊙
BRIDGE STYLE HIGHWAY SIGN POST	⊙	⊙
CANTILEVER STYLE HIGHWAY SIGN POST	⊙	⊙
RAILROAD MARKER/SIGN	⊙	⊙
STREET LIGHT	⊙	⊙
STREET LIGHT - SINGLE	⊙	⊙
STREET LIGHT - DOUBLE	⊙	⊙
LUMINAIRE	⊙	⊙
ALTERNATE LUMINAIRE	⊙	⊙
SIGNAL MAST ARM W/ LUMINAIRE	⊙	⊙
PEDESTAL POLE FOUNDATION	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
ROUND PULL BOX	⊙	⊙
MEDIUM PULL BOX	⊙	⊙
LARGE PULL BOX (20X33X15)	⊙	⊙
SIGNAL HEAD WITHOUT BACK PLATE	⊙	⊙
SIGNAL HEAD WITH BACK PLATE	⊙	⊙
PEDESTRIAN SIGNAL HEAD	⊙	⊙
VIDEO IMAGE DETECTOR	⊙	⊙
OPTICOM DETECTOR	⊙	⊙
VEHICLE DETECTION ZONE	⊙	⊙

STORM WATER MANAGEMENT

KEY	SYMBOL
CHECK DAM	⊙
CONSTRUCTION ROAD STABILIZATION	⊙
CURB SOCK INLET PROTECTION	⊙
CONCRETE WASHOUT AREA	⊙
DIVERSION DITCH AND DIKE, TEMPORARY	⊙
DIVERSION CHANNEL, TEMPORARY	⊙
DEWATERING	⊙
EROSION CONTROL BLANKET	⊙
INLET FILTER	⊙
INLET PROTECTION	⊙
MULCHING	⊙
OUTLET PROTECTION	⊙
PAVED FLUME	⊙
PERMANENT SEEDING	⊙
REINFORCED CONCRETE DAM	⊙
ROUGH CUT STREET CONTROL	⊙
SEDIMENT BASIN	⊙
SEDIMENT CONTROL LOG	⊙
SILT FENCE	⊙
SURFACE ROUGHENING	⊙
STABILIZED STAGING AREA	⊙
SEDIMENT TRAP	⊙
STRAW BALE BARRIER	⊙
TERRACING	⊙
TEMPORARY SEEDING	⊙
TEMPORARY STREAM CROSSING CULVERT BRIDGE	⊙
TEMPORARY STREAM CROSSING FORD TYPE	⊙
TEMPORARY SLOPE DRAIN	⊙
VEHICLE TRACKING CONTROL	⊙
VEHICLE TRACKING CONTROL WITH WASH RACK	⊙

DRAINAGE REPORT PLANS

KEY	SYMBOL
BASIN DESIGNATION (NO COEFFICIENT)	⊙
BASIN DESIGNATION (1 COEFFICIENT)	⊙
BASIN DESIGNATION (2 COEFFICIENTS)	⊙
ANALYSIS POINT IDENTIFIER	⊙
BASIN DESIGNATION (HISTORIC)	⊙
BASIN DESIGNATION (DEVELOPED)	⊙
SUB-BASIN DESIGNATION (DEVELOPED)	⊙
DRAINAGE PIPE IDENTIFIER	⊙
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	⊙
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	⊙
SWMM DESIGNATION 1	⊙
SWMM DESIGNATION 2	⊙
SWMM DESIGNATION 3	⊙
SWMM DESIGNATION 4	⊙



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E. 32314 7/14/21
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SOLACE AT CIMARRON HILLS

COVER SHEET

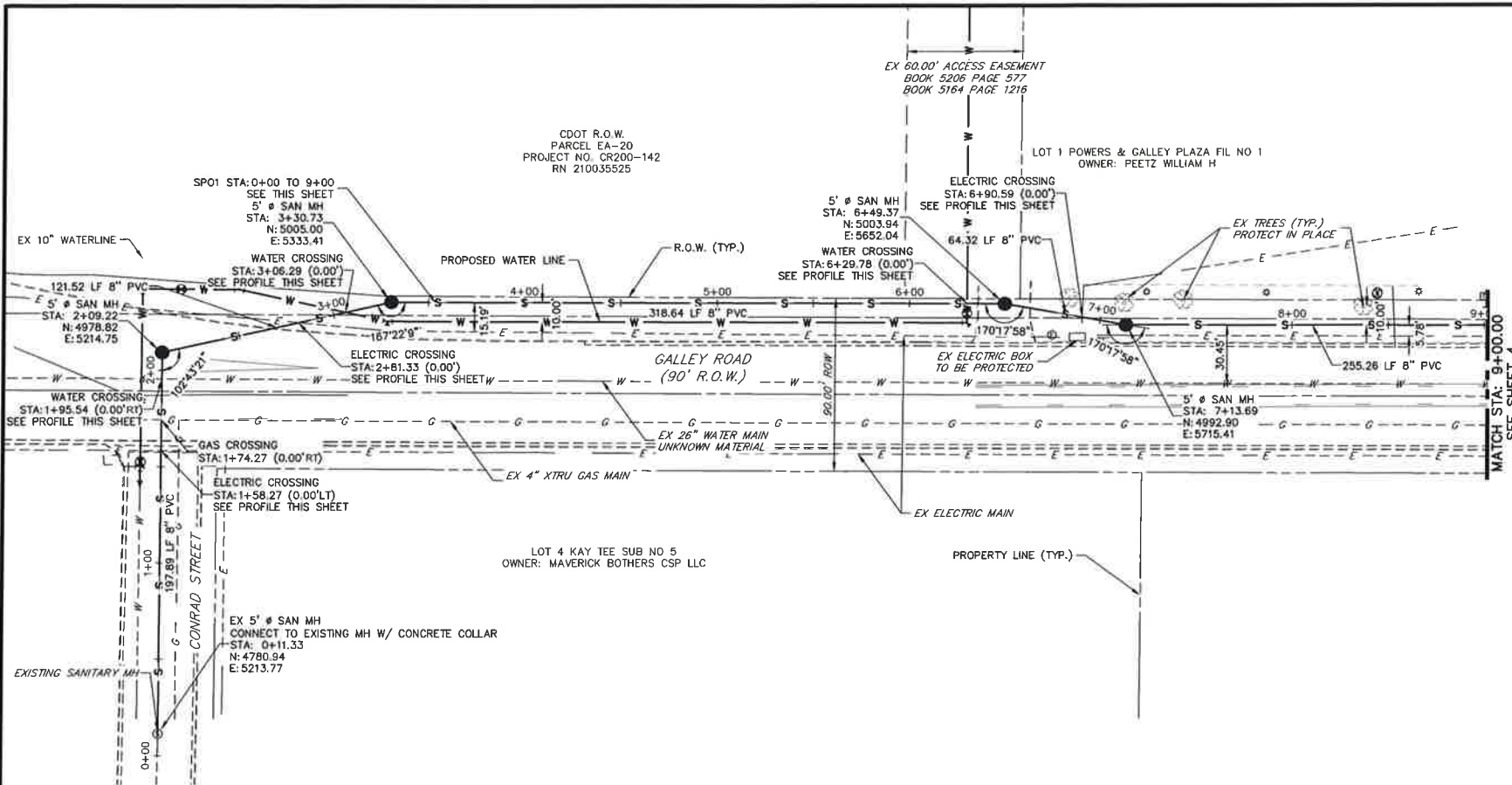
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES FOR THEIR USE, APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
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DOLMSTHEAD@JACKSONDEARBORN.COM

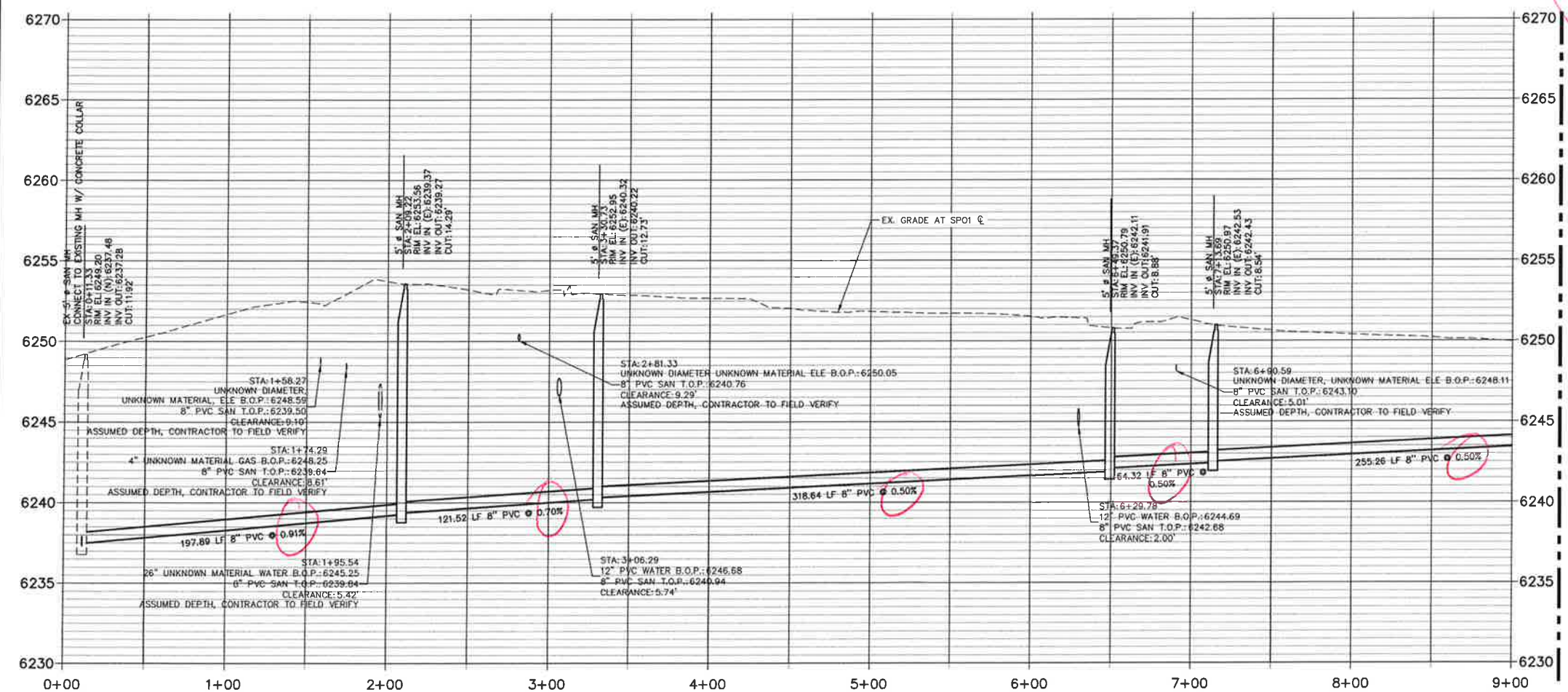
JR ENGINEERING
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Fort Collins: 970-491-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				3/12/21			



**SP01 PROFILE (1)
STA 0+00.00 TO 9+00.00**



NOTES:

1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
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6. ALL PIPES SHALL BE SDR-35.
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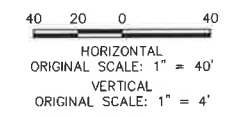
9. FOR SEWER INSTALLED AT LESS THAN 1.04% SLOPE USE SDR 26 PVC PIPE W/ SELECT BACKFILL

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PER CS425.F.1

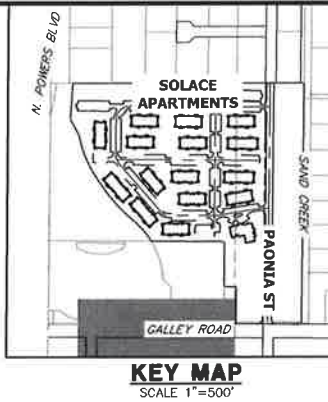


Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 7/14/21



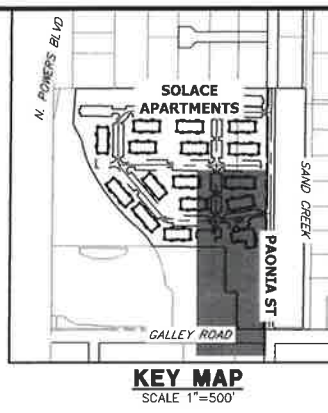
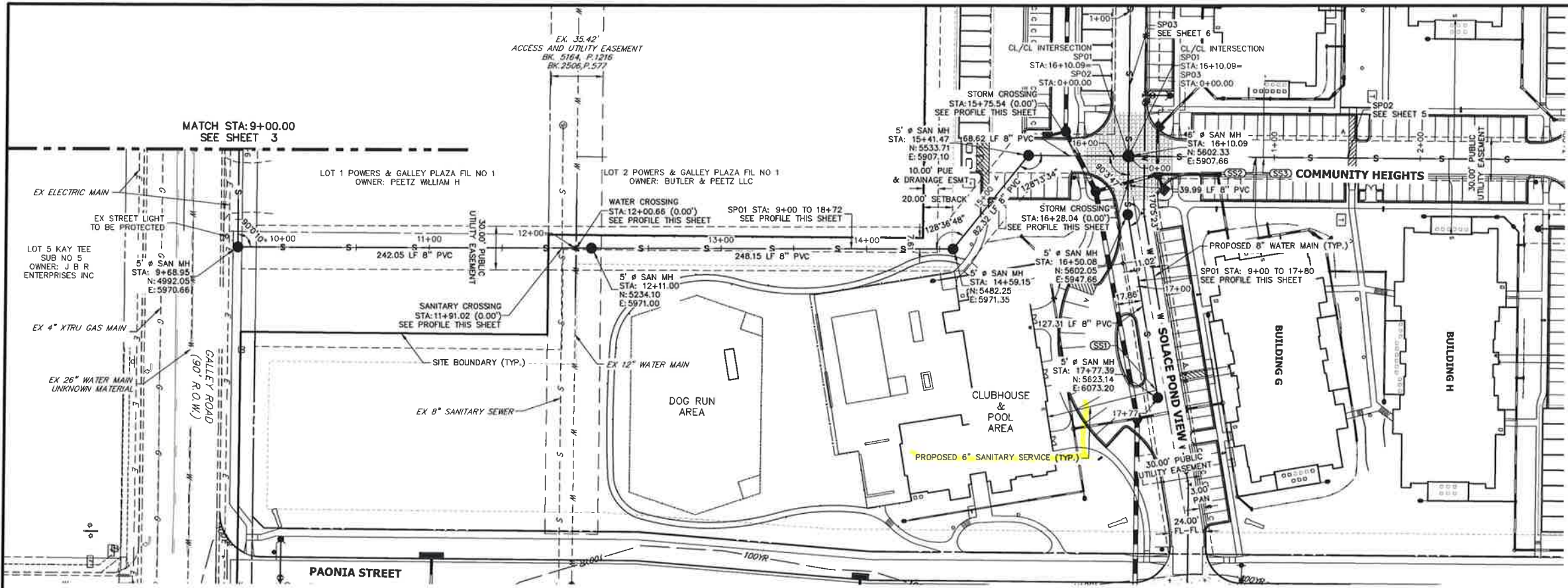
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NO.	REVISION	DATE	BY	DATE

SOLACE AT CIMARRON HILLS
 SANITARY SEWER PLAN AND PROFILE
 SHEET 3 OF 7
 JOB NO. 25174.00

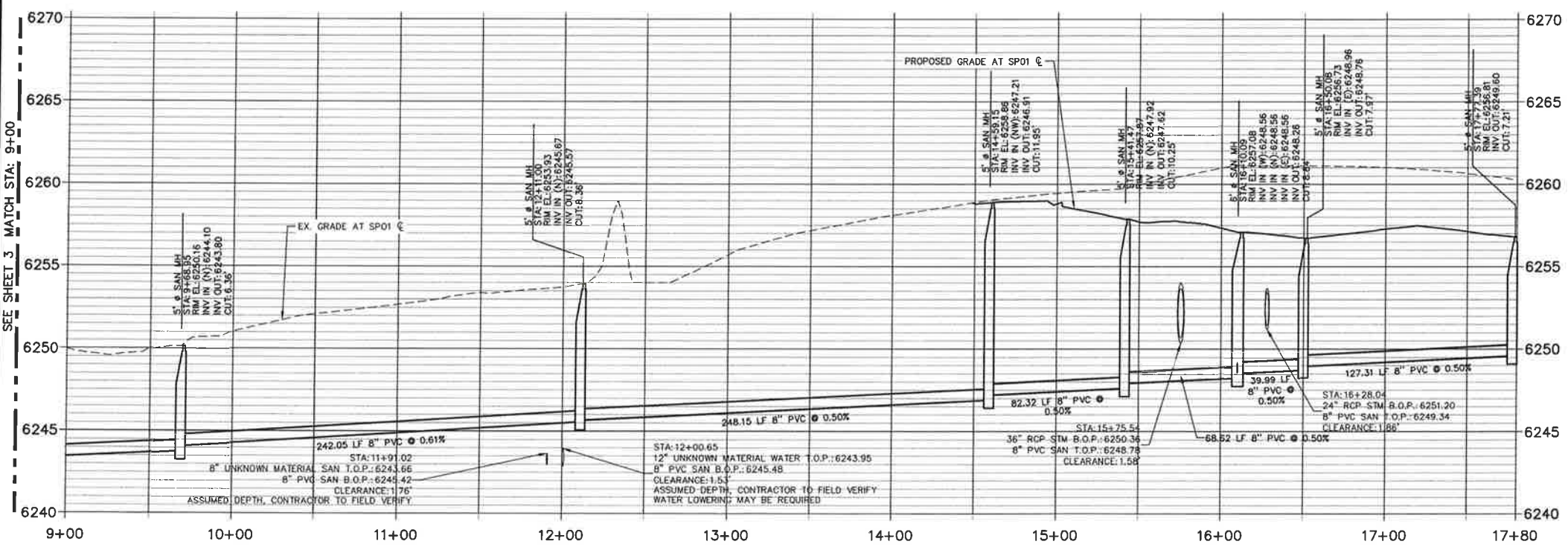


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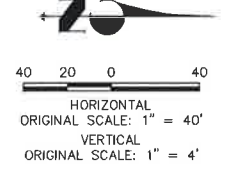
**SP01 PROFILE (2)
 STA 9+00.00 TO 17+80.00**



- NOTES:**
- ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
 - SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
 - SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
 - SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
 - SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
 - ALL PIPES SHALL BE SDR-35.
 - FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 - ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

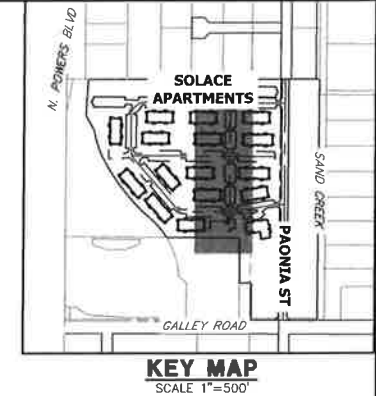
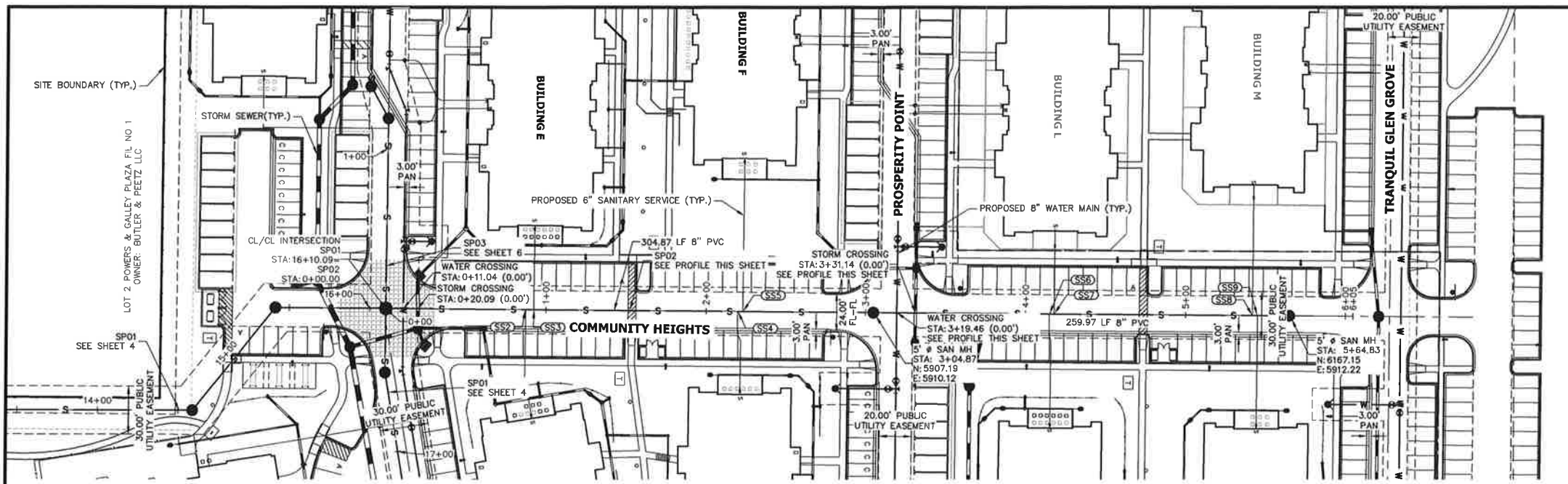
UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS1	17+72.09	SP01	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 DATE 7/14/21
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	NO.	REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	1"=4'			
						APL	APL	

SOLACE AT CIMARRON HILLS
 SANITARY SEWER PLAN AND PROFILE
 SHEET 4 OF 7
 JOB NO. 25174.00

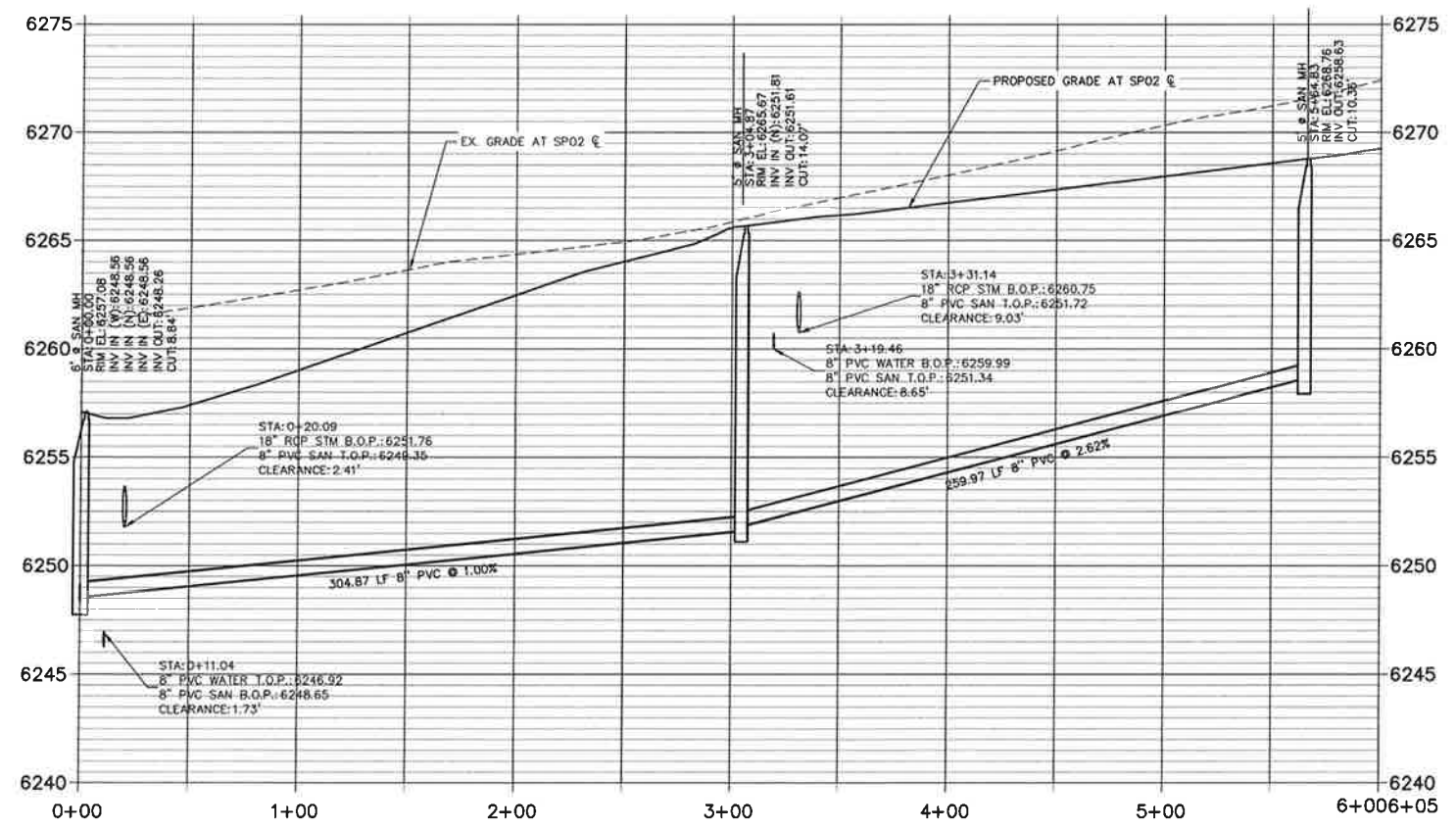


UNLESS SUCH TIME AS THESE DRAWINGS ARE PREPARED FOR, THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF JACKSON DEARBORN PARTNERS.

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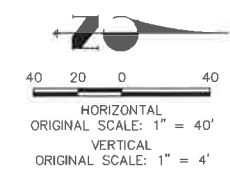
**SP02 PROFILE
 STA 0+00.00 TO 6+00.00**



NOTES:

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2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
5. SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
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8. ALL WATER AND SEWER MAINS ARE PUBLIC WATER, AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS2	0+87.50	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS3	0+92.50	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS4	2+19.93	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS5	2+23.14	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS6	4+15.01	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS7	4+18.01	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS8	5+41.73	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS9	5+44.87	SP02	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT



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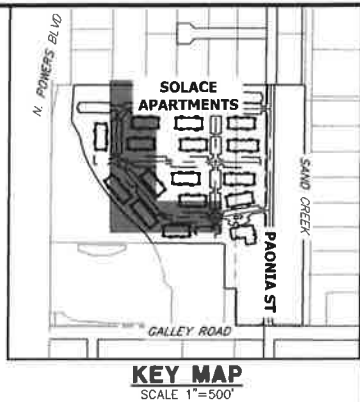
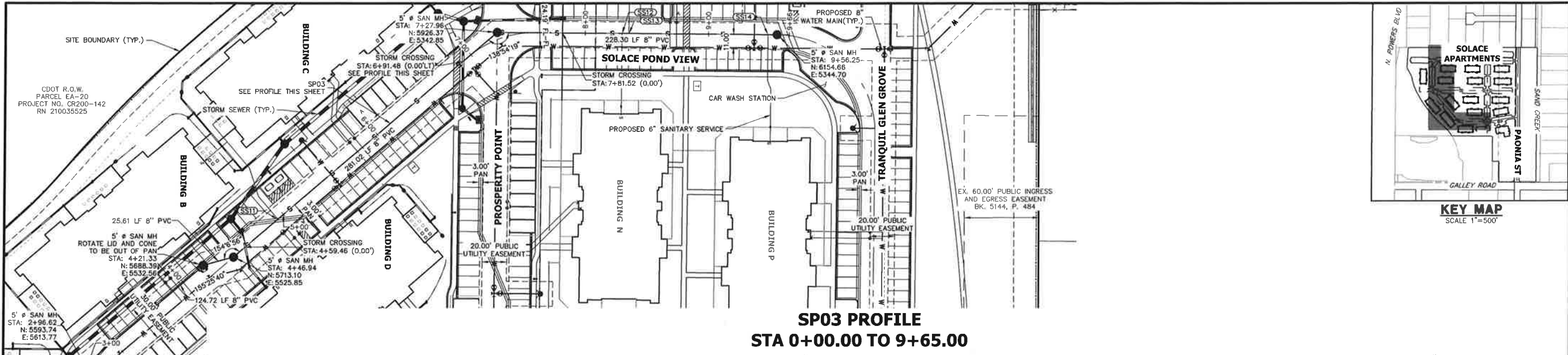
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

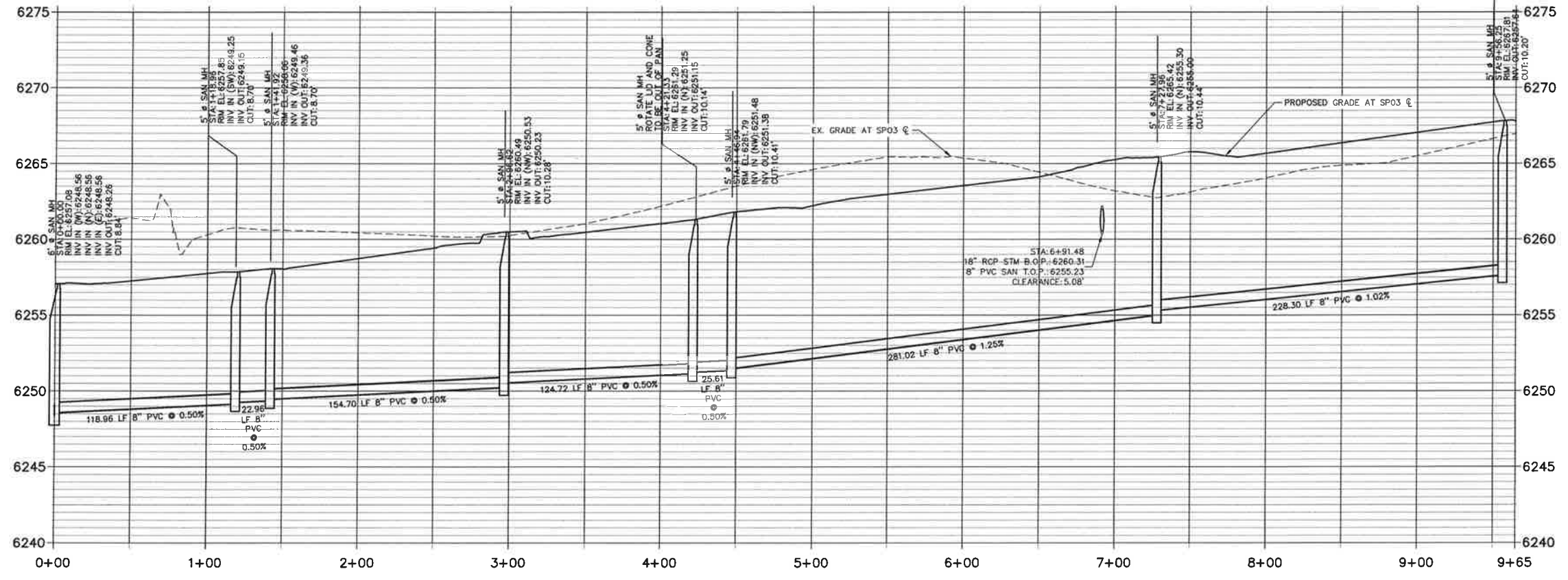
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 7/14/21

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	NO.	REVISION	BY	DATE
SOLACE AT CIMARRON HILLS									
SANITARY SEWER PLAN AND PROFILE									
SHEET 5 OF 7									
JOB NO. 25174.00									



**SP03 PROFILE
STA 0+00.00 TO 9+65.00**

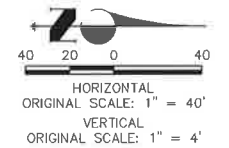


UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS10	1+12.67	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS11	4+94.15	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS12	8+29.98	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS13	8+35.48	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS14	9+48.75	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT

NOTES:

- ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
- SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
- SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
- SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
- SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
- ALL PIPES SHALL BE SDW-35
- FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
- ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.
 DATE: 7/14/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
 404 S. WELLS STREET SUITE 400
 CHICAGO, IL 60607
 ATTN: DAINE OLMSTEAD
 734-216-2577
 DOLMSTEAD@JACKSONDEARBORN.COM

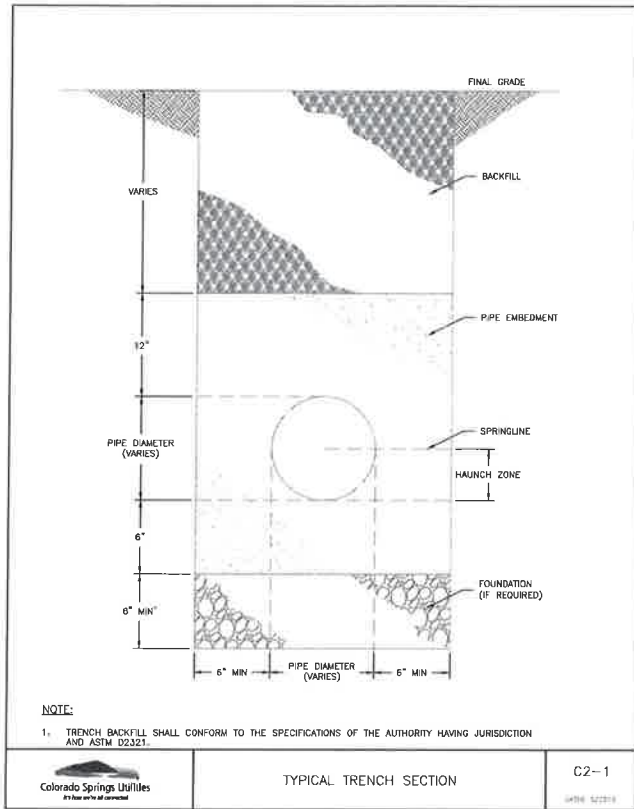
JR ENGINEERING
 A Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE

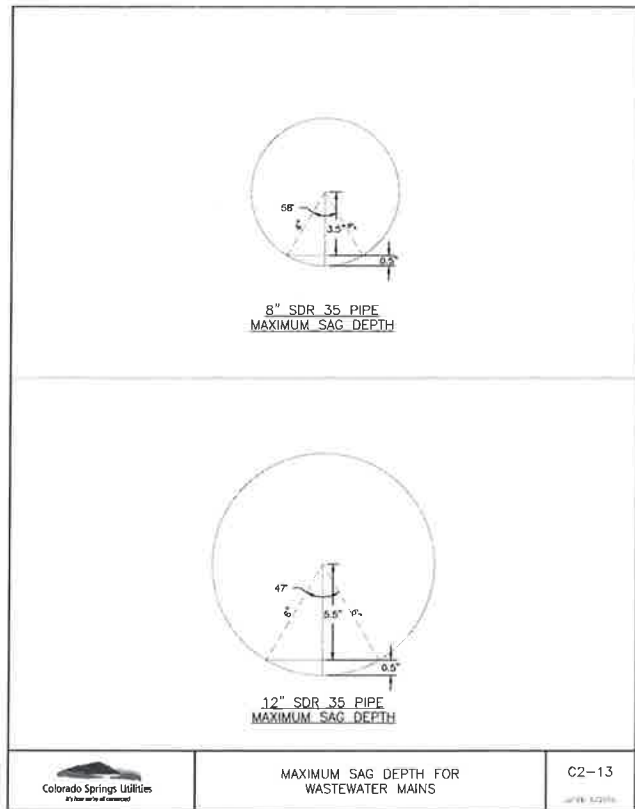
H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	3/12/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

SOLACE AT CIMARRON HILLS
SANITARY SEWER PLAN AND PROFILE

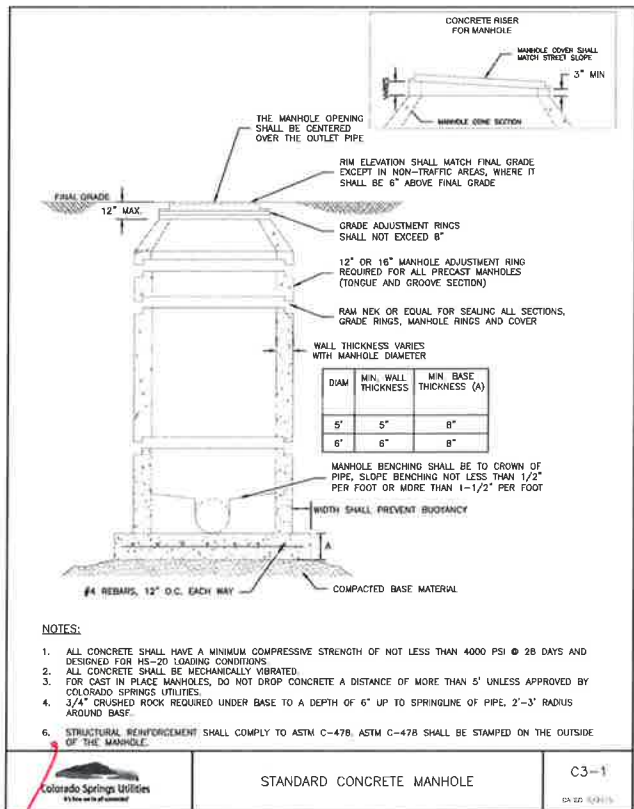
SHEET 6 OF 7
 JOB NO. 25174.00



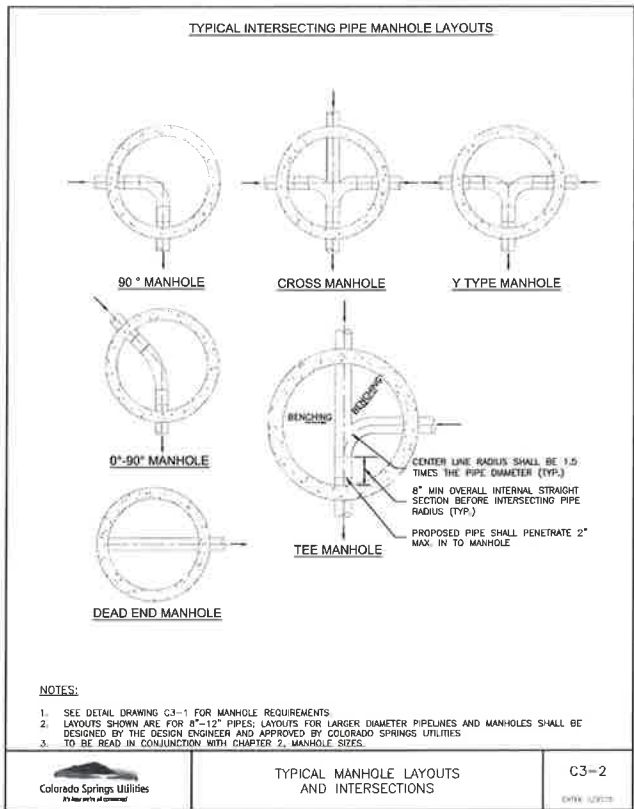
TYPICAL TRENCH SECTION C2-1



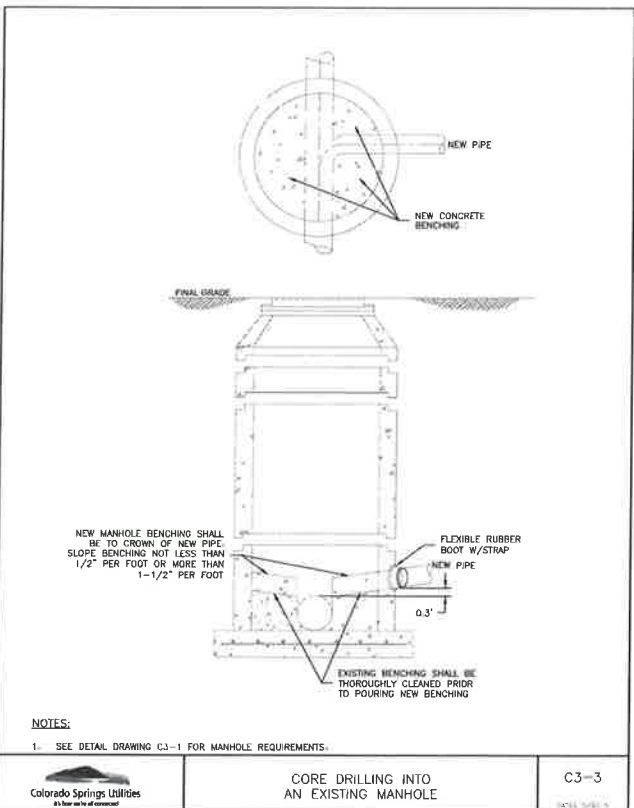
MAXIMUM SAG DEPTH FOR WASTEWATER MAINS C2-13



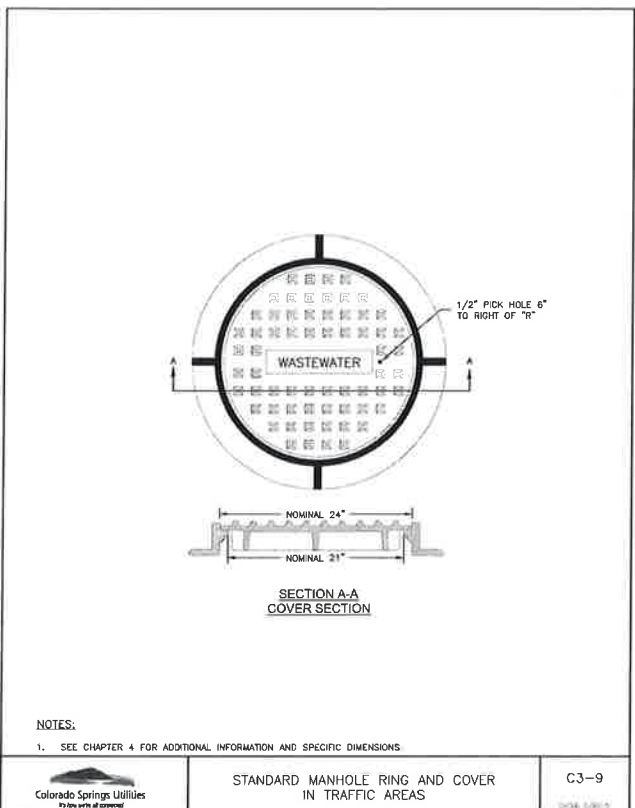
STANDARD CONCRETE MANHOLE C3-1



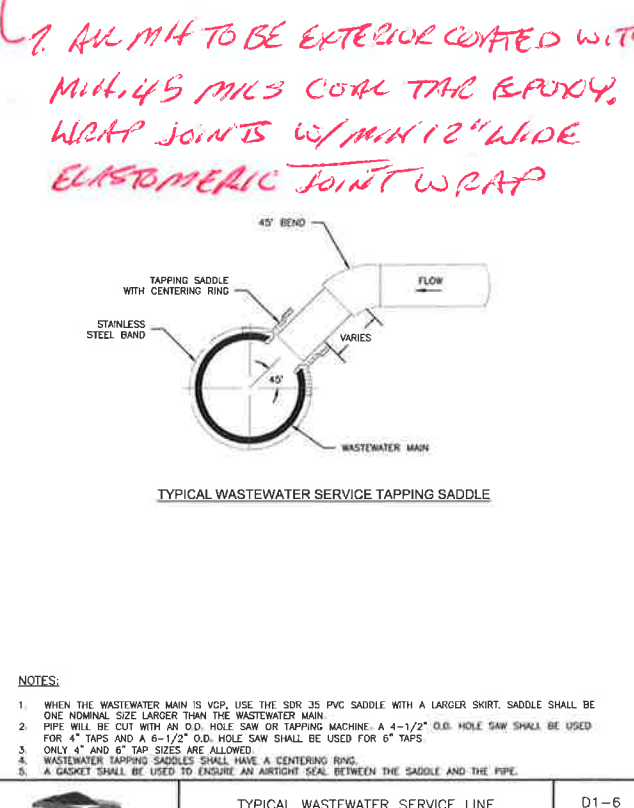
TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS C3-2



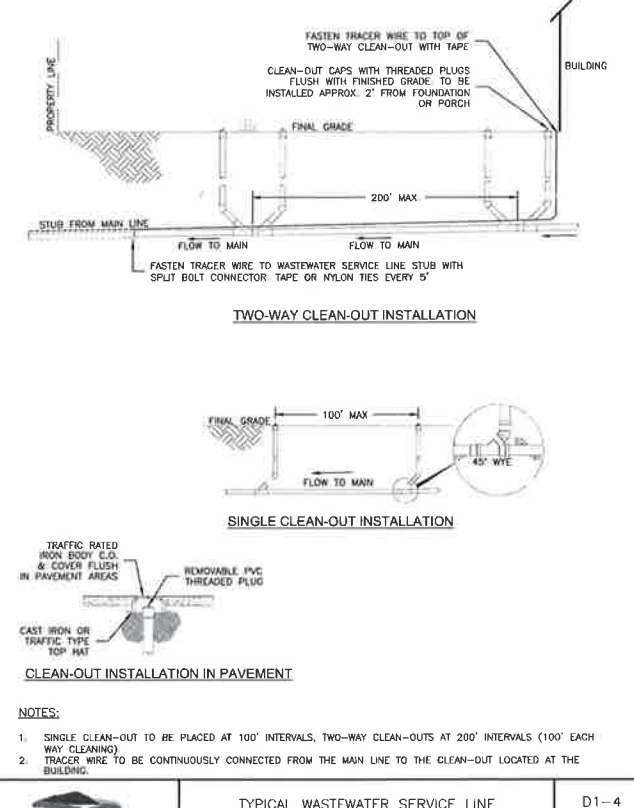
CORE DRILLING INTO AN EXISTING MANHOLE C3-3



STANDARD MANHOLE RING AND COVER IN TRAFFIC AREAS C3-9



TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD D1-6



TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS D1-4

1. ALL MH TO BE EXTERIOR COATED WITH MULT. LYS MILS COAL TAR EPOXY. WRAP JOINTS W/ MIN 12" WIDE ELASTOMERIC JOINT WRAP

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT
 Mike Bramlett
 32314
 7/14/21
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.

UNTIL SUCH TIME AS THESE DRAWINGS ARE REVISED, REVIEWED, APPROVED, OR REVISED BY THE ENGINEER, THE REVIEWING ENGINEER'S USE IS LIMITED TO THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
JACKSON DEARBORN PARTNERS
 404 S. WELLS STREET SUITE 400
 CHICAGO, IL 60607
 ATTN: DANE OLMSTEAD
 734-216-2577
 DOLMSTEAD@JACKSONDEARBORN.COM

BY	DATE	NO.	REVISION
H-SCALE	N/A	N/A	N/A
V-SCALE	N/A	N/A	N/A
DATE	3/12/21	DESIGNED BY	APL
		DRAWN BY	APL
		CHECKED BY	
SOLACE AT CIMARRON HILLS			
DETAIL SHEET			
SHEET 7 OF 7			
JOB NO. 25174.00			